

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph
(3" x 3" or 3- 1/2" x 5", black and white only)
Label photos on black with town and addresses for all
buildings shown. Record film roll and negative numbers
here on the form. Staple 1-2 photos to left side of form
over this space. Attach additional photos to continuation sheets.

roll	negative(s)
4	19-24
5	all
6	all
7	all
8	all
11	19-24
12	all
13	all

Sketch Map
Draw a map of the area indicating properties within
it. Circle and number properties for which individual
inventory forms have been completed. Label streets
including route numbers, if any. Attach a continuation
sheet if space is not sufficient here. Indicate north.

SEE ATTACHED MAP

Place *(neighborhood or village)*
Kingsbury Beach
Name of Area Kingsbury Beach Road
Present Use Residential
Construction Dates or Period c.1840 - 1960
Overall Condition good
Major Intrusions and Alterations none
Acreage Approx. 65 acres
Recorded by Kathryn Grover & Neil Larson
Larson Fisher Associates
P.O. Box 1394
Woodstock NY 12498
Organization Eastham Historical Commission
Date *(month/year)* August 2005

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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Town EASTHAM

AREA FORM

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community

Kingsbury Beach Road achieved its present extent and route by the 1920s when beach house development along Cape Cod Bay in Eastham gathered momentum. Prior to this point the land had been farmed by various parts of the Smith family. As is the case along other beach roads in the town (e.g. Campground Road), one or two farmhouses remain in the dense mix of 20th-century resort development as landmarks to an earlier time when the town was still quite rural. The “Gathering Place,” or the Philip Smith Homestead located at 625 Kingsbury Beach Road, and the residence of his cousin Richard F. Smith further east at 425 Kingsbury Beach Road were both built between 1840 and 1860. These 1½-story, gable roof dwellings exhibit the same bold Greek Revival-style decoration of many buildings of similar age in Eastham, particularly in the old and new town centers. Wide corner pilasters and roof-line friezes frame the facades, and trabeated doorways illustrate the great popularity the Greek Revival style enjoyed on Cape Cod. Like other families at the time, the Smiths combined agricultural and maritime occupations for their livelihood. Both houses are located at the northern end of the Great Pond suggesting that hunting and market gunning were also a factor in their owners’ subsistence.

Eastham first attracted hunters in the late 19th century because of its location on a major flying fowl migration route. Great Pond was an annual stopping place for both ducks and hunters, and hunting camps soon surrounded it. Richard F. Smith, Jr. built a distinctive Gothic Revival residence at 545 Kingsbury Beach Road between the farmhouses of his relatives in c. 1872. Its unusual size and uncharacteristic design indicates that he may have intended to lodge hunters in season. In 1897 it was sold to one of Eastham’s better-known hunters: Boston artist Dwight Blaney.

The area where Kingsbury Beach Road encounters Great Pond is a major focal point for summer development in the town. Pond-side property was as much in demand as that along the bay shore, but its natural association with wooded surroundings and wildlife has given it a different character than developments along the beach. The Smiths held on to their property well into the 20th century, with hunters buying much of the land on the west side of the pond to preserve the habitat (this land now comprises a town park). The prominence of the setting resulted in houses of distinctive being built there once the large Smith lots were subdivided. Noteworthy are a rare Craftsman-style residence located at 455 Kingsbury Beach Road and a large Ranch-style house at 505 Kingsbury Beach Road.

In 1923 Francis W. Smith sold 39 acres on the bay to Leroy K. Houghton, a Roxbury schoolteacher who had married into the Smith family. The following year he registered a subdivision of 111 small cottage lots on three streets paralleling the shoreline bisected by an extension of Kingsbury Beach Road that terminated at the bay. A simplified Craftsman-style bungalow built for Houghton’s mother-in-law on the beachfront (1145 Kingsbury Beach Road) was one of the first buildings to appear there, and it set the model for other similar dwellings, such as the one next door at 17 Nycoma Way and nearby on 30 Longstreet Lane. Reputedly, Houghton also moved a farmhouse from Brewster to a lot at the northeast corner of I-De-Ho Lane and Kingsbury Beach Road (24 I-De-Ho Lane). The two-story, gable roof dwelling is still evident amid later additions.

Moving and reusing buildings for cottages and cabins seems to have been fairly common in this period.¹ There are many stories concerning this phenomenon in Eastham. Building materials were scarce on the Cape, and builders used ingenious means to meet the growing demand for housing by vacationers. For example, it has been told that the house located at 28 I-De-Ho Lane was constructed from parts of houses in Wayland that had been demolished for the construction of the Massachusetts Turnpike in the early 1950s. There are many other similar incidents to verify. The 1½-story house overlooking the bay on the north side of the main road (1150 Kingsbury Beach Road), which was

¹ For the purpose of this description, the term “cottage” is used to classify houses that were built to be occupied by their owners and “cabin” is applied when the dwelling is intended to be a short-term rental unit. Cottages were often rented by their owners when they were not in residence to generate income from the property, but they were personalized dwellings. Cabins are generally smaller with fewer amenities; they were rented to transients (although many would return year after year). Cabins are generally found in small groups or larger colonies to maximize the income potential of the property. The term “camp” was used to indicate that a cottage was not improved for year-round habitation, that is, they were not equipped with a heating system. Today, most camps have been winterized and many function as permanent residences for their owners as summer camps have become retirement homes for their owners.

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owned by Dr. Warren W. Marston of Newton, the Williamses' (Houghton's in-laws) family physician, appeared on the site prior to the 1924 subdivision. Its appearance, more characteristic of the farmhouse Houghton moved to I-De-Ho Lane than the Craftsman-style bungalow across the street, suggests that it is potentially a moved building. It has a reputation of having been built in the 1850s, and if that is true, it is quite likely that had been built somewhere else than on the shoreline of Cape Cod Bay. (Historic maps do not indicate that a house was in this location at that time.)

Houghton's subdivision was slow to develop, and it would not be until after the Second World War that it – as well as the rest of Kingsbury Beach Road – built out. No more than a half-dozen camps remain from this period along the eastern stretch of road, and these are quite modest. One notable example is located at 540 Kingsbury Beach Road, which was built around 1939. It is a small one-story cottage with a gable roof and wood shingle siding representative of the Pre-WWII period; a shed roof ell was added to the east end at some later date. Story has it that it had originally been an asparagus shack on Philip M. Smith's farm (the homestead is located across the street) that had been made into a vacation dwelling. Leland and Marion Spink of Dedham purchased a lot of land on the south side of Kingsbury Beach Road west of Herring Brook Road from Philip M. Smith in 1936. A year later they built the large Cape-style house at 1045 Kingsbury Beach Road, which was one of the earliest year-round residences built in the survey area.

A number of small cabins were built in the Houghton tract following the Second World War in small and large groups or colonies. Between 1949 and 1950 C. Eugene and Elizabeth Budd built as many as eight small cabins for rentals on the north side of Kingsbury Beach Road between Longstreet and I-De-Ho lanes. Three of these cabins still function as rentals and are located at 25 I-De-Ho Lane. They are one-story, gable roof buildings with entrances on their gable ends. A distinctive features are screened porches that are notched into a corner of the ends facing west towards the bay. These cabins do not appear to have been winterized; however, the remaining cabin have become owner-occupied residences and improved to one degree or another. One cabin located at 26 Longstreet Lane has been enlarged with the addition of a second story and redesigned with a sun room and second-story open deck on the bay side. The renovation retains the essential plan of the original cabin and a scale appropriate to its neighbors while introducing amenities such as more interior space and an observation deck. Two other recent cottages built at 4 Fisher Road and 9 Fisher Road are also examples of new construction of a scale and design compatible with the existing architectural character of the area.

A colony of ten cabins is picturesquely nestled amid the dunes overlooking the bay at 43 Longstreet Lane. Built at the same time as the Budds' cabins (1949-1951), they are similar in size and design, although they do not incorporate the corner screened porches. The group still functions as a cabin colony – that is, they have not become condominiums, and one at the north end of the property appears to house the manager, yet it may have always been intended as such. Farther up Longstreet Lane there is another collection of larger cabins built later in the 1950s. Most are part of a colony named Kingsbury Shore Cottages (49 Longstreet Lane). These cabins with L-shaped plans are almost twice the size of the foregoing examples. On the south side of Houghton tract, Penny Lane was named for Harold and Ada Penney [sic.] of Worcester who purchased nearly all the lots on the south side of Penny Lane and the north side of Fisher Road in 1946-47. It is not clear where they actually resided here, but they built a number cabins that remain in use, notably those located at 4 Penny Lane and 6 Penny Lane and a trio at the south end of the road (10 & 12 Penny Lane)

There are at least two cottages east of the bay-side development that have a visual association with the traditional Cape style. The main block of the cottage at 120 Kingsbury Beach Road was constructed in 1947 and has a three-bay front façade and center entrance in the Cape mode, but it is compressed to fit the small scale of the building. In this case, the antique reference is enhanced by a woo cornice and shutters. The attached room on the east side may be original, while the cross-gable wing is an addition. The cottage located at 895 Kingsbury Beach Road was built in

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1947 and has a main block with a compressed Cape-style front façade similar to the foregoing example. It also has flanking wings, each which could have be original or added. Less formal in its ornamentation than the former, the cottage has a cantilevered gable roof hood over the entrance and slatted cottage shutters. This type is visible in other parts of Eastham and appears to be a distinctive cottage form.

Less distinguishable cottage forms were built in the Houghton development, the most identifiable of which is a simple front gable type with entrances on either the street front or a long side. The narrow frontages, either 50 or 60 feet, favored this orientation. The cottages built by the Ide and Houghton families along the east side of I-De-Ho represent this type. Further east on Kingsbury Beach Road where lots were larger, these houses presented a long side as a façade (e.g. 730 & 750 Kingsbury Beach Road) There are few hipped roof bungalows in the survey area, such as the dwelling located at 4 Penny Lane indicating that this Craftsman-style-influenced type was out of fashion after the war.

Capes and other traditional regional house forms remained popular, but after the war they reflected the suburban variant more than historic vernacular examples. The Ranch style also infiltrated the town, and it influenced the traditional front gable cottage form with that form evolving into a Ranch-type house rotated so that its gable end functioned as the front. The economical form and informal plan and fenestration of the Ranch prototype also had an effect on Cape design in the 1940s and 1950s so that the two were often hard to distinguish. The pre-war Cape is characterized by a square plan, tall gable roof, and pronounced central axis indicated by central entrances and chimneys. The house located on the southeast corner of the intersection of Kingsbury Beach and Great Pond roads (750 Great Pond Road) is an example of this type and period. Nearby at 225 Kingsbury Beach Road, a post-war Cape-style house illustrates the transition. While the central axis is preserved, the rectangular plan and flatter roof profile show how the prevailing design of mass-produced affordable housing was further transforming the Cape's indigenous house type. This example is as similar to its Ranch-style neighbor (185 Kingsbury Beach Road) as it is to the earlier Cape at the intersection.

Sections of Kingsbury Beach that filled in between the established Great Pond and bay side areas have a much more suburban appearance in their architecture and landscaping. These reflect the post-WWII era of most of the rest of the subdivisions. Philip Smith registered a large subdivision plan for an area north of Kingsbury Beach Road between Weir and Herring Brook roads in 1947. Here there is a mix of what were camps (most have been since winterized) and more permanent retirement-type homes. The variation of architecture within the plat is exemplified on the lots that front on Kingsbury Beach Road. The architecture in later subdivisions – such as the 1956 Smith plot south of Kingsbury Beach Road along Beehive Road and the 1957 Thorson plot at the east end of the area along Armour Drive – is even more suburban and more “year-round” in character. Thus, the Kingsbury Beach Road Area reflects the full range of Eastham's development from the 19th-century era when the landscape was still devoted to agriculture and sportsmen were the first recreationists through the 20th century when the beach was the focus of summer recreation for growing numbers of middle-class families from inland Massachusetts and eventually the location of more permanent homes for members of those families retiring from active life.

There are 149 houses in the Kingsbury Beach Road Area. Three were constructed in the 19th century, and only a total of twelve were built before 1940 indicating how limited tourist development was prior to the Second World War. Construction boomed after the war with 76 dwellings – more than half of the area – appearing between 1940 and 1960. They were spread relatively evenly across the period with two to four building starts each year except in the early 1950s when six or seven were the norm. There was a spike in this rate in 1950 when 18 new houses were recorded. More than twice the number of new houses were built in the 1950s (53) than in the 1940s (23). House construction declined in the 1960s but still measured almost as high as 1940 with 20 new starts. Growth was slow in the 1970s; only six new houses were built. Since 1980, construction rates have increased with 13 new houses in the

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1980s, 12 in the 1990s, and already 7 in the 2000s. About one-third of the houses in the area (58) have been constructed after 1960.

Two clear concentrations of historic houses emerge from this survey. There is a small enclave at the northern head of Great Pond containing the three 19th-century houses and a few early-20th-century summer cottages that developed in this early settlement area. A second, larger area defines itself along Cape Cod Bay at the west end of Kingsbury Beach Road where Leroy K. Houghton laid out lots in 1923.

SEE ATTACHED PROPERTY LIST FOR DETAILED BUILDING INFORMATION

HISTORICAL NARRATIVE ☐ *see continuation sheet*

Explain historical development of the area. Discuss how this relates to the historical development of the community.

Unlike Samoset and Campground Roads, which reached west to Cape Cod Bay by the early 1800s, Kingsbury Beach Road was not a through way to the west shore of Eastham until some time after 1910. Part of the road is indicated on maps and atlases from the 1858 R. F. Walling map of Eastham forward, but no road following its alignment is listed among town roads in the 1901 Cape Cod directory. It is listed only as Kingsbury Road in the 1929 Cape directory, which suggests that, at least in official terms, it had not reached the shore by that point; indeed, the town did not own the road as far as Cape Cod Bay until 1935.²

On the maps of Eastham in the 1871 and 1910 state atlases and on the 1890 United States Geological Survey (USGS) atlas of the state, Kingsbury Beach Road is shown running roughly on its current alignment to a point parallel to the northernmost reach of Eastham's Great Pond. At that point, what is now Weir Road ran on a northwest arc to Herring Brook Road, and Kingsbury Beach Road took a path sharply south of the one it now takes to the shoreline. The USGS map then shows it to have taken a virtually straight path south toward Great Pond and then hooking sharply west and then south, roughly again parallel with Great Pond's shore until it met Herring Brook Road, where it ended.

That route would have taken Kingsbury Beach Road somewhere along what is now Luther's Lane and through the northern section of Wiley Park Conservation Area, which the town of Eastham created in 1971. Wiley Park was formed almost entirely from land held by Eastham Great Pond Trust, created in 1929 by a group of affluent Boston-area men who owned camps and pursued waterfowl gunning in Eastham. The trust had acquired more than seventy acres in 1929 from Frederick S. Goodwin of Dover, Massachusetts, who in turn had purchased most of it between 1896 and 1901 from the estate of Boston surgeon Maurice Howe Richardson, who had a camp at Clark's Point on the south side of Great Pond from the late 1890s. It is possible that the trust's acquisition of the land forced the movement of Kingsbury Beach Road to the north: its current alignment after its junction with Weir Road is for the most part due west.³

²Henry F. Walling, comp., *Atlas of the Counties of Barnstable, Dukes and Nantucket, Massachusetts* (Boston: Smith and Bumstead, 1858); 1901 Cape Cape directory; *Dunham's Cape Cod Massachusetts City Directory 1929* (N.p., 1929); Leroy K. Houghton to town of Eastham, 24 August 1935, Barnstable County Registry of Deeds Book 424 page 372 (hereafter cited as BCD book:page).

³H. F. Walling and O. W. Gray, comps., *Official Topographical Atlas of Massachusetts* (Boston: Stedman, Brown and Lyon, 1871); *Barnstable County Atlas* (Boston: Walker Lithograph and Publishing, [1910]); *Atlas of Massachusetts from Topographical Surveys made in*

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Given that Eastham was almost exclusively given over to farming and fishing in the nineteenth century, the land along Kingsbury Beach Road was owned in large part by five families—moving roughly from east to west, those of Benjamin Higgins and Edward C. Clark, Richard F. Smith, Philip Smith, and Nathaniel Smith. The families of Richard F. and Philip Smith lived on the road and farmed in the area; Nathaniel Smith's land was along Cape Cod Bay and ranged largely to the north, in Eastham's Thumpertown section. The Richard and Philip Smith families in particular played significant roles in the development of Kingsbury Beach Road in the twentieth century; Nathaniel's son, Francis W. Smith, sold a large parcel in 1923 that shaped the bay end of the road after that date.

Benjamin Higgins (born 1802), the great-great-grandson of the Plymouth Colony progenitor of the family in North America, Richard Higgins, owned land on the south side of the junction of Kingsbury Beach Road and by both the County Road (now U.S. Route 6) and the Old Colony Railroad. By 1891 his homestead property, split in two by the railroad right-of-way, ran from Great Pond Road on the west, Kingsbury Beach Road and the Congregational cemetery (now Congregational and Soldiers Cemetery) on the north, and the lands of Reuben H. Horton, Sarah M. Chipman, Nelson M. Knowles, Herbert L. Knowles, Edward E. Knowles, Francis W. Smith, and the heirs of Hatsel Nickerson on the south. In 1891, after the property had passed to Higgins's children, they deeded it to Eastham mechanic Franklin Ellison, and on Ellison's death it passed to his only heirs, his two daughters Ida May and Ethelyn Graham Knowles.⁴

In 1935 Helen R. Clark (born 1859) owned four acres on the north side of Kingsbury Beach Road, between the Old Colony Railroad on the east, Great Pond Road on the west, and the Methodist or Evergreen Cemetery on the north. Clark was a single woman and the granddaughter of Edward C. Clark (1788-1869), and it is probable that she acquired the property through inheritance from him. From all evidence, she did not live on it. In 1880 she worked in a Lowell, Massachusetts, hosiery mill and lived with her sister Ida F. (born 1853), who had married Arthur H. Benner. In 1900 and 1910 Helen Clark lived with her brother George H. Clark (1847-1924), the postmaster of Eastham and a retail grocer whose store was opposite the railroad depot on Samoset Road. The homestead lands of the Edward C. Clark family were further west, on the south and west side of Great Pond. By 1935 Helen Clark had become "incapacitated by reason of mental weakness," her probate records indicate, and the court appointed her brother Herbert C. Clark of Eastham her conservator. She had a cottage in Eastham, according to her probate records, and another deed from 1933 indicates that it was between Jemima's Pond and Herring Pond, and thus south of Samoset Road. By September 1937 she had died, and the Kingsbury Beach Road property passed to her sister Ida, then living in Woodford, Maine, her brother Herbert, and eight nieces and nephews.⁵

Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth, 1884-1888 (Boston: by the Commission, 1890). Both the 1871 atlas and the 1890 USGS atlas are available online in the David Rumsey Map Collection, <http://www.davidrumsey.com>. See Charles B. Barnes et al., trustees of Eastham Great Pond Trust, to town of Eastham, 26 July 1971, BCD 1521:96, and Frederick S. Goodwin to Eastham Great Pond Trust, 4 April 1929, 463:574. The town's purchase of land for Wiley Park included two other parcels—7500 square feet from Philip M. Smith (BCD 600:60) and an unspecified amount from the estate of Dwight Blaney (BCD 626:475).

⁴ On the Benjamin Higgins family, see the 1850 and 1880 federal census schedules for Eastham as well as Simeon L. Deyo, ed., *History of Barnstable County, Massachusetts* (New York: H. W. Blake and Company, 1890), 740; see also Mary J. Hatch et al. to Franklin Ellison, 3 April 1891, Barnstable County Registry of Deeds Book 204:197 (hereafter cited as BCD) and Ida May Ellison, and Ethelyn Graham Knowles to Eric and Marie Armour Thorson, 3 October 1946, BCD 657:463.

⁵ Herbert C. Clark et al. to Nathan A. Nickerson, 18 September 1937, BCD 531:49; Conservator's Accounts for Helen R. Clark, 13 June 1935 and 20 May 1936, Barnstable County Probate Docket 25092; on the location of her cottage see Town of Eastham in re: Edward Clark estate, 28 December 1933, BCD 499:278.

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West of Great Pond Road lay the farm of Richard Flood Smith (about 1794-1857), whose descendants remain in the area. Born in England, Smith had settled in Provincetown by 1830. According to descendant Myrtle Perkins, Smith founded a salt works in Provincetown. By 1850 the Provincetown census lists him as a trader and his son Richard F. (1832-96), then eighteen years old, as a mariner. Probably about 1853 Smith began to buy Eastham property, including twenty-five acres between Kingsbury Beach Road on the north and Great Pond on the south, and when he died in 1857 he split this last parcel between his widow, Sally F. Smith, and his son and namesake. Ownership of the house was split down the middle between widow and son; in 1858, Sally Smith deeded most of this property, as well as her half of the house, to her son. In 1872, when Sally F. Smith died, all of her real estate was left to her son Richard.⁶

By 1880 Richard F. Smith had married Rosalthe D. Sederquist (1836-1910) and had a farm of thirty-eight acres, not much larger than his father's 1857 farm. For Eastham, he was a farmer of middling income. At his death in January 1896 he left his estate to his wife, and from that point the property belonged in large part to two of their children—Hattie C. (born 1865) and her husband Chester B. Williams, and Richard F. Smith III (1873-1942) and his wife Olive (1880-1970). The elder Smiths' daughter Sarah Stubbs Smith (born 1870) and her husband William Polley of Brockton were also landowners on Kingsbury Beach Road.

The family of the second Richard F. Smith (1832-96) became intertwined with that of the fourth large landowner on Kingsbury Beach Road, Philip Smith (1821-91), when Philip Smith married Richard Smith's eldest sister Esther (1825-95). Thereafter a moderately confusing array of Smiths became involved in land transactions on and around Kingsbury Beach Road. Philip Smith, sometimes referred to as "Captain" Philip Smith, was the son of Freeman (1784-1873) and Phebe Gill (1788-1853) Smith. At thirty-four acres, his farm in 1860 was slightly larger than Richard Smith's; by 1880 it was nearly three times as large at one hundred acres. Yet only a quarter of it was improved, and the value of farm products from Philip Smith's farm was only twenty-five dollars more than what Richard F. Smith's farm yielded.⁷

Philip Smith died in June 1891, and his land passed first to his widow Esther and then to two of his children—Luther B. (born 1845) and Sarah P. (born 1863).⁸ Luther B. Smith was a fisherman according to the 1870 Eastham census, but at about that time he moved to Worcester, Massachusetts, where he became a fish dealer. According to Barnstable County historian Simeon Deyo, Smith remained in Worcester until 1889; the 1880 census for that city showed that "general debility" left him unemployed for nine months during the past year. By 1890, Deyo stated, Smith was "a garden farmer at his native place in Eastham." His son Philip M. had been born in 1879, married Emma Phair of Limestone, Maine, by 1900, and had a son, Luther Phair Smith, in 1901. The latter two Richard F. Smiths and Hattie C. Smith Williams; Philip Smith, his son Luther B. Smith and daughter Sarah P. (who married Fred J. Livingston of Ayer, Massachusetts), Luther's son Philip M. Smith, and Philip M. Smith's son Luther P. Smith all had a hand in the current configuration of Kingsbury Beach Road.

⁶ Myrtle Perkins, Braintree, MA, to Eastham Historical Society Archives, 625 Kingsbury Beach Road house file, Eastham Public Library; Dower, Sally F. Smith, 2 February 1858, and Inventory, Richard F. Smith, 14 December 1857, Richard F. Smith Barnstable County Probate Docket 3739; Sally Smith to Richard F. Smith, 23 April 1858, BCD 65:554 and 65:555; Will, Sally F. Smith, 28 March 1872, Barnstable Probate 6140.

⁷ "Schedule 4.—Products of Agriculture in Eastham in the County of Barnstable, State of Massachusetts, 1860"; "Schedule 2.—Productions of Agriculture in Eastham in the County of Barnstable, State of Massachusetts . . . 1880."

⁸ Another son, Nathan S., had predeceased Philip Smith, and left two grandchildren at the time of Smith's death. See Petition for Probate of Will and Letters, Philip Smith, 13 June 1891, Barnstable Probate 10500.

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The three oldest houses currently standing on the road belonged to the first and second Richard Smiths and Captain Philip Smith. Before 455 Kingsbury Beach Road was built in 1949, these three houses stood alongside each other on the south side of the road between it and the north shore of Great Pond. The oldest, and furthest west, is 625 Kingsbury Beach Road (called “Gathering Place”), which dates to 1830-40 and was the homestead of Philip Smith (1821-91). The east-facing house passed through the family to Philip Smith’s grandson, Philip M. Smith (1879-1955). In 1942 Philip M. Smith deeded the house to his son Luther P. Smith and his wife, Frances Rebecca White Smith.⁹ By that time at least two outbuildings stood on the property, one of them a barn and the other an asparagus shop; when Smith transferred the property in 1946 to Lester C. and Ruby P. Haworth of New York City, the deed referred to the shop in its stipulation that he would retain the right to use “the Delco refrigerating plant now on the premises until March 1, 1947.”¹⁰ In 1968 Ruby Haworth, then of Wallingford, Connecticut, transferred the property to Dorothy Haworth Bonnell of Wallingford, Margaret Haworth Wright of Falls Church, Virginia, and Timothy P. Haworth of Philadelphia (probably her children); Wright and Haworth having transferred their rights in the property to Bonnell by 1978, the property is currently owned by Bonnell and her husband Allen T. Bonnell.

Furthest east of the three is 425 Kingsbury Beach Road, the 1853 homestead of Richard F. Smith (about 1794-1857). This property was the Smith family’s farm, and it was this house whose ownership was split in half and then deeded in full to his son Richard F. Smith early in 1858. When the younger Richard F. Smith died he left the property to his widow, Rosalthe Sederquist Smith (1836-1910), who in turn bequeathed it to her daughter Hattie, by then married to the Wayland, Massachusetts, attorney Chester B. Williams. In 1910 Hattie Williams sold the property—which she described in the deed as “the Home place and land therewith that was formerly owned and occupied by my father Richard F. Smith and later by my mother Rosalthe D. Smith”—to her nephew Richard F. Smith (1873-1942) for eight hundred dollars. Myrtle Polley Perkins, great-granddaughter of Richard F. Smith, wrote, “My grandmother, Sara Smith Polley, was born at the family home in 1870. . . . The dates of ownership of the family home are merely guesses. It was probably about 1860 when Rosalthe and Richard Flood Smith lived there until their deaths in 1910 and 1896.”¹¹ In 1945 his wife Olive sold the house with 16.9 acres to William J. Carlin Jr. of Brooklyn, New York. Carlin and his wife Sabitha transferred the property the following year to Frederick D. and wife Martha C. Ohmann of

⁹ Philip M. Smith to Luther P. and Frances R. Smith, 22 August 1942, BCD 597:510. Frances R. White Smith was the daughter of Frank D. White, the second husband of Emma Phair Smith, who was Luther P. Smith’s mother. Frank D. White, a physician, lived in Limestone, Maine, in 1900, and his first wife had apparently died after his five-month-old daughter Rebecca’s birth. By 1930 he had moved to Milford, MA, and married Emma Phair Smith, who had grown up in Limestone; their 1930 household included their stepson “Philip M. Smith,” age 18. This Philip M. had to have been Luther P., because Philip M. Smith was 51 years old in 1930. Noel W. Beyle, *Go Eastham Young Man! Or, Eastham or Bust!* (Falmouth, MA: Kendall Printing, 1977), 76, recounts the story of Luther P. Smith’s marriage to Frances Rebecca White; Beyle stated that she met Smith when she was twenty-two years old, or in 1921, which suggests the family had moved to Milford by that time.

¹⁰ A photograph of this house donated by Myrtle Polley Perkins, the grandniece of Richard F. Smith (1873-1942), dated to about 1938, indicated that a shingle-sided building shown to the left of the house is the asparagus shop and that the barn was just behind the shop. See 625 Kingsbury Road house file, Eastham Historical Society Archives, Eastham Public Library. For title see Philip M. Smith to Luther P. and Frances R. Smith, 22 August 1942, BCD 597:510; Luther P. and Frances R. Smith to Lester C. and Ruby P. Haworth, 27 September 1946, BCD 656:398; Ruby P. Haworth to Dorothy Bonnell, Margaret H. Wright, and Timothy P. Haworth, 11 March 1968, BCD 1394:394; Margaret H. Wright to Dorothy H. and Allen T. Bonnell, 22 August 1978, BCD 2770:120. See also “Plan of land in Eastham, Mass., to be conveyed by Luther P. Smith . . . September 1946,” Bristol County Registry of Deed, Plan Book 75:49 (hereafter cited as BCP), which shown the house and one outbuilding at 625 Kingsbury Beach Road.

¹¹ Myrtle Perkins, Braintree, MA, to Eastham Historical Society Archives, 625 Kingsbury Beach Road house file, Eastham Historical Society Archives.

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Eastham, who divided the 2.8-acre property into two lots. They owned it until 1970. Between 1967 and 1978 a garage an ell has been added to the north or street-facing side of the original structure, as subdivision plans document.¹²

Between these two houses is 545 Kingsbury Beach Road, which may have been built for Richard F. Smith Jr. (1832-96) about 1870. An image of about 1880 shows this house and 625 Kingsbury Beach Road from Great Pond, both facing east and quite close to each other, in a largely cleared landscape. Between the two a staircase with handrails descended to the shoreline of Great Pond. In 1883, when Smith sold the three-quarter-acre property for twenty-five dollars to Luther B. Smith, his nephew, the deed made no reference to buildings; in 1897, when Luther B. Smith sold the parcel, now one acre, to Dwight Blaney of Boston, the property included a dwelling house. One year earlier Luther B. Smith's sister Sarah and his widowed sister-in-law Etta C. Smith sold Blaney three acres on Great Pond.¹³

Dwight Blaney (1865-1944), born in Brookline, Massachusetts, was a landscape painter largely in the American Impressionist tradition. Having become affluent by marriage to Edith Hill, whose family owned the Eastern Steamship Company, Blaney was also a significant and early collector of antiques and both European and American Impressionist art. He was probably drawn to Eastham, like other well-to-do men of his time, by its position on the Atlantic Flyway. Blaney, his friend and fellow Boston artist Frank W. Benson, and Maurice Howe Richardson, Benson's brother-in-law and surgeon-in-chief at Massachusetts General Hospital, were all avid duck hunters. Richardson and Benson had purchased Eastham's now-renowned "House on Nauset Marsh" in 1892 as a gunning camp, and on 10 December 1896 Richardson purchased the land upon which his 1897 Great Pond Camp, on the south side of the pond, was built. Blaney made his first purchase on Great Pond ten days earlier.¹⁴ By 1901 Blaney and Richardson had purchased two adjoining parcels between Great Pond Road and the east side of the pond with Matthew Luce Jr. In 1900 Luce and his father Matthew were both wool merchants living in the seaside town of Cohasset, Massachusetts; Matthew's mother and sister were in the household as well as a cook, two domestics, a laundress, a gardener, and a coachman.

Blaney and Benson were close friends, hunted together, and painted in Eastham. According to Benson's biographer Benson "painted the path between his house and the duck blind of his friend and fellow artist Dwight Blaney." However, other than "Little Pond, Eastham," which Blaney painted in 1922, little is known about his Cape work. Like Benson, Blaney does not appear to have spent summers in Eastham; they had chosen the spot primarily for the fall duck migrations.¹⁵ In 1906 Benson and his family began to spend summers at North Haven, Maine; Blaney similarly

¹² See note 5, and Will, Richard F. Smith Sr., 8 January 1896, Barnstable County Probate 11805; Will, Rosalthe Smith, Middlesex County Probate 86000; 352:580 Hattie Williams to Richard F. Smith Jr., 10 November 1910, BCD 352:580; Richard F. Smith Jr to Olive T. Smith, his wife, 2 September 1927, BCD 448:246. See "Plan of Land in Eastham, Mass. As Surveyed for Frederick D. Ohmann et us . . . July 1967," BCP 327:83," and "Plan of Land in Eastham, Mass. Prepared for Robert Lee . . . February 1978," BCP 347:27.

¹³ R. F. Smith to Luther B. Smith, 27 March 1883, BCD 154:329; Luther B. Smith to Dwight Blaney, 1 January 1897, BCD 225:596, which cites as prior title 154:329; Sarah P. Smith et al. to Blaney, 1 December 1896, BCD 228:62.

¹⁴ On Blaney, see Trevor J. Fairbrother et al., *The Bostonians: Painters of an Elegant Age, 1870-1930* (Boston, MA: Museum of Fine Arts, 1986), 200-201; on Blaney and Benson's association, see Faith Andrews Bedford, *Frank W. Benson, American Impressionist* (New York: Rizzoli, 1994), 86, 147. H. Barbara Weinberg, Doreen Bolger, and David Park Curry, *American Impressionism and Realism: The Painting of Modern Life, 1885-1915* (New York: Metropolitan Museum of Art, 1994), 24, states that Blaney was among the more consistent supporters of American Impressionist art in Boston. On the Great Pond deeds, see John A. Clark to Maurice H. Richardson, 10 December 1896, BCD 227:78, and Sarah P. Smith et al. to Blaney, 1 December 1896, BCD 228:62.

¹⁵ Blaney had several shooting blinds in Eastham, at least one and possibly more on Great Pond and another on a large parcel he owned north of Nauset Bay. See "Plan of Land Owned by Dwight Blaney," BCP 23:35, which shows a three-acre parcel he bought in 1896 with a "gunning stand" on Great Pond just west of it. In 1941, responding to a complaint from the Doane Association members about their difficulty

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spent those months on Maine's Ironbound Island, which his family bought about 1893. Still, he owned ten parcels of Eastham land, taken together a little more than twenty acres, on or near Great Pond at the time of his death in 1944. In 1945 the executors of Blaney's will deeded all of them, including the 545 Kingsbury Beach Road property, to the Eastham Great Pond Trust, created in 1929.¹⁶

In February 1946 the Great Pond Trust deeded 545 Kingsbury Beach Road to Luther P. Smith, the grandson of Luther B. and Sarah Smith (then Livingston), who had sold Blaney the property half a century earlier. Luther P. Smith was then one of Eastham's selectmen, and for about six months of 1946 he also owned 625 Kingsbury Beach Road, his great-grandfather's house next door.¹⁷ In September 1946 he sold 625 to the Haworths, and seven years later Luther P. Smith sold 545—the house and about an acre of land—to John A. and Eleanor G. Ullman of Eastham. John Ullman was the son of Eastham's Edna Hatch Ullman and grandson of Freeman and Hattie Hatch. Born in Yonkers in November 1905, he was unwell as a child and was sent to Eastham at the age of five months to live with his grandparents. A journalist and director of the New England Newspaper Guild in the 1940s, Ullman had wanted to return to Eastham when he saw a "for sale" on 545 Kingsbury Beach Road and bought it, in 1953. He later became managing and then executive editor of the *Cape Codder*. In 1995 the Ullmans established a family trust for the property.¹⁸

No other houses on Kingsbury Beach Road predate 1920. The next oldest houses are clustered in the road's first subdivision, which dates to 1923 and was registered in 1924 (fig. 1). On 19 July 1923, Francis W. Smith, the son of Nathaniel Smith (1810-88) and not (at least as far as evidence so far indicates) related to either the Philip or Richard F. Smith families, sold to Leroy K. Houghton of West Roxbury thirty-nine acres of land on Cape Cod Bay bordering

they had gaining access to their family monument over Blaney's land, Blaney replied, "I have every wish to assure you of your right of way over the road on my land to the Lot. I have had a great deal of annoyance from trespassers, coming in cars, and parking near my ducking stand on the shore, & going gunning. My caretaker put up signs and of course did not intend to keep out Doane Association and has so notified your agent." See Dwight Blaney, Boston, to Putney, Twombly & Hall, 2 June 1941, Ralph Chase Collection, Eastham Archives. By 1919, and possibly earlier, at least seven other gunning camps were in Eastham—Great Pond Camp; the Luce (later Guild) Camp; the House at Nauset Marsh; the Hemenway (later McCluskey) camp just above Hemenway Landing Road; the Mixer family camp, on Bridge Road; and several on Coast Guard beach that have not survived. Thanks to Robert L. Mumford and Sarah Korjeff for information on Eastham gunning camps. Quincy Adams Shaw Jr., actually the third in the Shaw family bearing that name, drew two maps of Eastham's gunning camps and their owners on Nauset Marsh, one documenting those of 1919-24 and the other of 1919-54. These Shaw maps are in a private collection. Marilyn Schofield, Eastham Historical Society archivist, who cooked for the Mixer family in the 1950s, recalls that the Mixters were brothers and a son Sam, who was one of the two surgeons in the family from Boston. The Mixters used to hunt with the Richardsons and had a big stucco farmhouse off Bridge Street on the bay side with no electricity or running water and a big stone fireplace. The camp is extant. The 1930 Brookline, MA, census records a Samuel Mixer, age 38, a partner in a bond house, wife Ann, daughter Elizabeth, son Samuel age 8, and two servants on Warren Street, and a Charles G. Mixer, age 47, a surgeon, and his wife Helen, sons Worthington, Charles, Roger, daughter Ann, and two servants, on Chapel Street. It seems possible that Mixer knew the Richardsons from Massachusetts General and may have come to Eastham because of them. Richardson's son Edward lived in Brookline and was also a surgeon.

¹⁶ See Old Colony Trust and Robert Walcott to Quincy A. Shaw et al., trustees of Eastham Great Pond Trust, 25 April 1945, BCD 626:475.

¹⁷ Philip and Harriett Livingston, interview with Eastham Historical Society, 23 January 1996, transcript in 625 Kingsbury Beach Road house file, Eastham Archives. The Livingstons stated that after Luther P. Smith received about sixteen thousand dollars from the Bonnells for the house "with three acres of land." No price is stated in the deed.

¹⁸ Old Colony Trust Company and Robert Walcott, executors of the estate of Dwight Blaney, to Quincy Shaw et al., trustees of Eastham Great Pond Trust, 25 April 1945, BCD 626:475; Quincy A. Shaw et al. trustees of Eastham Great Pond Trust, Luther P. and Frances R. Smith, 8 February 1946, BCD 648:28; Luther P. Smith et ux to John A. and Eleanor G. Ullman, 8 June 1953, BCD 844:484; John A. Ullman et ux., creation of Ullman Trust, 6 November 1994, BCD 9923:314.

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in large part the land of Luther B. Smith, and, on the south and east, that of the heirs of Edward Clark and Maurice Howe Richardson (that last deeded in 1929 to the Eastham Great Pond Trust). The deed reserved to Francis Smith and his heirs the right to pass over these lands to the “traveled road” to the shore, meaning Kingsbury Beach Road. Francis W. Smith grew up in the Thumpertown section of Eastham, just north of Kingsbury Beach, where his father had a fifty-acre farm in the 1880s, but by 1900 he and his wife Sarah had moved to King’s Highway (U.S. Route 6).

Five months before Leroy Houghton acquired this acreage, Francis Smith had conveyed a 60-by-150-foot lot on the bay to Hattie C. Williams, the daughter of Richard F. and Rosalthe D. Smith. Houghton had married the Williams’s daughter Ethelyn sometime before 1916, for their son Leroy just a few months older than three years in 1920. Houghton and Ethelyn S. Williams met in Wayland, where Houghton had his first teaching job. By 1920 they were living in West Roxbury, part of Boston, with their son Leroy, a domestic, and a boarder who also taught public school. Houghton was then thirty-one years old. By 1930 Houghton was listed in the census as a schoolmaster. His Eastham embraced his mother-in-law’s on all sides except, of course, the bay side.¹⁹

The oldest house on the road is the Hattie Williams house at 1145 Kingsbury Beach Road, which sits within Houghton’s development on the shore of Cape Cod Bay. It was probably built between February and September 1923.²⁰ In 1928 Leroy Houghton deeded to his mother-in-law a 60-by-80-foot parcel on the eastern end of the lot Francis Smith had conveyed to her in 1923, thus making Williams’s overall property 230 by 60 feet. Neither her 1923 or 1928 deeds refer to any buildings on the land. The house, which has its original sleeping lofts and a circular, brick-lined “drum cellar” beneath its front porch in which food was stored to keep it cold, is often referred to as “the old Bay Queen.”²¹ Hattie C. Williams and her family (her husband Chester had died before 1930) owned the house until 1951, when Williams died and her daughter Rosalthe sold the property for thirty-five hundred dollars to Ethel T. Hicks (Ethelyn Houghton’s college friend and bridesmaid) and Hicks’s daughter Jane T. Liberatore of Framingham, Massachusetts. Hicks deeded her share to Liberatore and Liberatore deeded both to herself and her husband Fred in 1964 and 1991, respectively. In 1999 the Liberatores sold the property to Linda Jean Johnson under a declaration of trust.²²

¹⁹ Francis W. Smith to Hattie C. Williams, 14 February 1923, BCD 400:210, and Smith to Leroy K. Houghton, 19 July 1923, BCD 400:211. According to Houghton’s daughter-in-law Nancy Wentworth Houghton, Ethelyn Williams and Houghton met in Wayland, MA, where Houghton had his first teaching job. Nancy Houghton, interview with Kathryn Grover, Eastham, MA, 11 May 2005.

²⁰ Nancy Houghton has stated that this house was built for “my husband’s mother when she was a little girl, and her sister.” Her statement would indicate that the house was built for Rosalthe (Rose) and Ethelyn Williams, who were born in 1891 and 1894, respectively. Architectural evidence, however, dates the bungalow to the early 1920s, however. Jane T. Liberatore, Eastham Historical Commission historic property survey, 12 February 1994, 1145 Kingsbury Beach Road house file, Eastham Historical Society Archives. Liberatore, who with her husband Fred owned the property from 1951 to 2004, stated her belief that Hattie Williams owned the property in 1895 and that the house was built by her father, Richard F. Smith (1832-96), but deeds offer no evidence for this claim. A photograph in a private collection dated September 1923 shows a house on this location, but Barnstable County grantor/grantee indexes do not indicate that Francis W. Smith sold any property in this area before 1923.

²¹ Nancy Houghton stated that the house was named for a whaling vessel Richard F. Smith once owned. Houghton interview.

²² Leroy K. Houghton, Boston, for \$1, to Hattie C Williams, 8 September 1928, BCD 786:462; Rosalthe C. Picard to Ethel T. Hicks and Jane T. Liberatore, 14 June 1951, BCD 786:463; Ethel T. Hicks and Jane T. Liberatore to Jane T. Liberatore, 15 May 1964, BCD 1251:110; Jane T. Liberatore to Jane T. and Fred Liberatore, 15 March 1991, BCD 7477:82; Jane T. and Fred Liberatore, to Linda Jean Johnson, trustee, 31 August 1999, BCD 12512:336. On Hicks’s relation to the Houghtons, see Houghton interview.

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Several other houses predate Leroy Houghton's subdivision of his 39-acre tract. Just south of 1145 Kingsbury Beach Road, on one of six lots originally transferred to Houghton's wife Ethelyn, stood another house that had probably just been finished in September 1923. In 1929 Houghton conveyed Lots 9 and 41—the first facing the bay and the other backing onto it that faced what is now Nycoma Way—to Arthur W. Bradshaw of Wayland. The deed indicated that the lots had a building on them at the time, what is now 17 Nycoma Way. Bradshaw, who sold memorial stones, was born in Ohio, but his father was a Massachusetts native. He and his wife Orpha owned the cottage until 1949, when they sold it to Marion H. Eldridge of Natick. In 1970 Houghton deeded a thirty-foot-wide strip between Lot 9 and the high-water mark to Eldridge; six years later, she sold the two parcels and this extension to Robert J. And Ruth L. Prifty of Naugatuck, Connecticut, the current owners.²³

Another house that was on the tract before 1924 was what is now 24 I-De-Ho Lane, which was farmhouse that Leroy Houghton moved from Brewster to the site in 1923. Altered considerably by additions, the house originally faced Kingsbury Beach Road. In July 1945 he sold the house, its garage, and its lot (Lot 94 of his subdivision) to Mary F. Crimmins and Catherine V. Quill, both of Grafton, Massachusetts. Crimmins and Quill were sisters, the daughters of Irish-born Timothy Quill. Slightly less than a year later, Catherine Quill and her other sisters Cora and Helen purchased the adjacent lots to the north and south, thus creating a lot 75 feet deep with 180 feet of frontage on the east side of the lane. By 1956 Mary Crimmins had deeded her interest in Lot 94 to the Quill sisters, and they had acquired the lots east of and backing on to theirs (99, 100, and 101) from Agnes V. Hayden of Holden, Massachusetts, to whom Leroy Houghton had sold them in 1949. After having owned the cottage and the initial lot for twenty-two years, Cora A. Quill sold it in 1967. The deed transferred the six lots, "the cottage thereon," and all of cottage's furniture and furnishings to Richard A. and Barabara H. Woodland of Eastham. The Woodlands split off Lots 92-93 and 94 and sold them separately, but James E. Durfee of East Longmeadow, Massachusetts, reassembled the three and currently owns them and 24 I-De-Ho Lane.²⁴

In 1924 Houghton created his subdivision, the first along Kingsbury Beach Road, from the thirty-nine-acre tract he had acquired from Francis W. Smith the year before. The subdivision of 111 lots ran east to what is now Penny Lane, south to the south border of lots on Leland Road, and west to the bay shore. The northern bound of the plan was unclear: it was the only range of lots on the plan that Houghton did not number in full. Title to the land north of the last-numbered lots on Longstreet Lane—Lots 65 and 30 on the east and west sides, respectively—was contested in Massachusetts Land Court beginning in the 1960s.

Houghton's June 1924 plan included eleven lots that fronted on an extension to Cape Cod Bay of what he labeled Bay Queen Road, or what was, at least by 1929, called Kingsbury Road. Houghton marked thirteen of the lots as sold on the plan; three others bear names other than his, indicating that they too had probably been sold before the subdivision was platted. One of these sixteen lots bears a sale date of 4 September 1919. Though there is no indication that Francis W. Smith's 1923 deed to Houghton is a later recording of an earlier transaction, it probably was.

²³ Leroy K. Houghton to Arthur W. Bradshaw, 23 August 1929, BCD 467:171; Bradshaw to Marion H. Eldridge, 5 October 1949, BCD 732:465; Houghton to Eldridge, 17 September 1970, BCD 2308:112; Eldridge to Robert J. and Ruth L. Prifty, 4 May 1976, BCD 2335:190.

²⁴ Leroy K. Houghton to Mary F. Crimmins and Catherine V. Quill, 26 July 1945, BCD 632:277; Houghton to Catherine V. Quill et al., 22 April 1946, BCD 651:454; Houghton to Agnes V. Hayden, 26 August 1949, BCD 675:268; Agnes V. Hayden to Catherine V. Quill, 29 August 1956, BCD 952:296; Cora A. Quill to Richard A. Woodland and Barabara H. Woodland, 14 March 1967, BCD 1360:1036; James E. Durfee to James E. Durfee, 8 December 1988, BCD 6600:120.

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These pre-1924 sales were to people Houghton, his wife, or his mother-in-law knew. Three lots just south of that of Hattie C. Williams, his mother-in-law, were marked sold to Houghton's wife Ethelyn. Two north of Williams's were marked sold to Ernest S. Williams, the brother of Hattie Williams's husband Chester. Chester, Ernest, and Arthur Williams were among the five sons of James F. Williams who owned the Williams Shoe Company in the Cochrane section of Wayland, which, after a fire in 1908, moved to Holliston. In 1900 Chester Williams served as a senator in the state legislature, and in 1905, when he was thirty-five years old, he went to Boston University Law School. Williams practiced law for the rest of his life.²⁵

From the early 1920s through the 1960s Houghton conveyed a notable number of parcels to people from the Wayland area. In addition to the bayside Lot 13 he sold to Ernest Williams on 7 June 1924—about two weeks before he registered his subdivision plan—he sold Lot 15, two lots north, to Allen G. Williams, Ernest's older brother. Houghton sold a small piece of Lot 16 and Lot 35, just west of Lot 15 and fronting on Longstreet Lane, to Allen G. Williams's wife Lottie L. Williams and the Williams's daughter Laura A. Williams. The 1920 federal census lists the family as Marlborough, Massachusetts, residents; Allen G. Williams ran a machine shop, and Laura, then twenty-five years old, was a salesperson in a store. These deeds are recorded in 1925, but the fact that they are indicated on Houghton's 1925 plan suggests that they had at least been arranged beforehand.²⁶

In September 1923 Houghton conveyed a bayside lot between those of his brothers Ernest and Allen's to Alvin Neale of Wayland. According to notes on Houghton's 1924 plan, Neale had earlier acquired the lot adjacent, fronting Longstreet Lane, on 4 September 1919, though the deed bears a 1925 date. The two lots, apparently with no buildings on them, remained in the Neale family until 1953.²⁷ In 1924, just north of the lots he conveyed to Chester Williams's brother Allen and Allen's daughter Laura, Houghton conveyed bayside Lot 16 to Marion Jewell of Brockton, Massachusetts, and the adjacent lot east, Lot 34 on Longstreet Lane, to Sarah Polley, also of Brockton.²⁸ Sarah Polley (born 1870) was Hattie C. Williams's younger sister. Evidently neither Polley nor Jewell, whose husband Charles was a sorter in a Brockton leather factory in 1930, built on their lots; Sarah Polley had a cottage off Great Pond Road to which she brought her children every summer, and her son Herman's family summered at 505 Kingsbury Beach Road.²⁹

Houghton deeded two other lots before he registered his subdivision plan. He conveyed Lot 17, a bayside parcel just north of Marion Jewell's, to "Carrie McCarter," cited in her 1924 deed as Caroline F. McCartee of West Roxbury, the town where the Houghtons lived out their lives. The other is the parcel on which "Sur la Mer," the 1920 dwelling at 1150 Kingsbury Beach Road, stands. On 15 September 1923 Houghton sold, in effect, a double lot across Kingsbury

²⁵ On the Williams family, see Helen Fitch Emery, *The Puritan Village Evolves: A History of Wayland, Massachusetts* (Canaan, NH: published for the Wayland Historical Commission by Phoenix Publishing, 1981), cited in <http://www.hannahwilliams.org/history.htm>.

²⁶ Leroy K. Houghton to Ernest Williams, 7 June 1924, BCD 395:62; Houghton to Laura A. Williams, 11 July 1925; BCD 423:67; Houghton to Laura A. Williams, 4 September 1925, BCD 423:68. No deed could be located at the Barnstable Registry between Houghton and Allen G. Williams, but Williams's name is shown inscribed on Houghton's subdivision plan.

²⁷ Houghton to Alvin Neale, 15 September 1923 (recorded 6 September 1940), BCD 570:277; Houghton to Neale, 4 September 1925 (recorded 6 September 1940), BCD 570:278; Alvin Neale and Lawrence C. Neale to Carrie F. Carroll, 3 June 1953, BCD 848:102 and 103.

²⁸ Leroy K. Houghton, Boston, for \$1 etc, to Marion Jewell, 7 June 1924, BCD 392:566; Houghton to Sarah S. Polley, 20 August 1924, BCD 424:287.

²⁹ Myrtle Polley Perkins, Braintree, MA, to Eastham Historical Society, n.d., 625 Kingsbury Beach Road house file, Eastham Historical Society Archives.

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Beach Road from Hattie C. Williams's parcel to Warren W. Marston, a physician who lived in Newton and whose wife was related to the Williams family. The deed does not indicate that any buildings stood on the land at that time, so Marston must have had the house built shortly after the purchase. At the time it was clear that Kingsbury Beach Road did not exist as far as the bay: Marston's deed stated that his lot's southwest boundary was a stake and stone "standing by a road way which is to be laid out by the Grantor."³⁰ Marston's wife Lillian subdivided the property in September 1960 (fig. 2).³¹

Only one other house in Houghton's subdivision predates World War II, the bungalow at 30 Longstreet Lane. On 5 January 1927 Houghton sold Lot 64, on the east side of what became Longstreet Lane, to George D. B. Coles, a plasterer who lived in Orleans. By the end of March 1927, when Coles took out a mortgage on the property, he had built on the lot. The Eastham assessor's office has a construction date of 1930 for the dwelling on this property, but it seems likely that what Coles built in 1927 was the house. Coles and his wife Sophie owned 30 Longstreet Lane until 1944, when they sold it to Harold G. and Anna H. Lier of Auburn, Massachusetts.³² A year earlier the Liers had purchased six parcels—Lots 61, 62, and 67-70—so that by 1944 they owned an entire block between I-De-Ho and Longstreet Lanes except for Lot 63, with Coles continued to own. The Liers sold Lot 64 and its house two years later to Julia A. Sears of Worcester, and twenty-three years later, in 1969, Sears conveyed 30 Longstreet Lane to Harold J. and Rita J. Skarin, also of Worcester. Rita Skarin retains a life estate in the property. No other subdivision plan for Kingsbury Beach Road predates World War II, and only five twentieth-century houses on the road outside of Houghton's subdivision were built before that war—180, built about 1932; 1045, built about 1937; 540, probably built before 1940; and 730 and 860, both built about 1942. At the northeast corner of what is now Weir Road is 540 Kingsbury Beach Road, which may have been built considerably earlier than the assessor's official date of 1940. It stands across from the ca. 1840 625 Kingsbury Beach Road, the home of Captain Philip Smith, and 545 Kingsbury Beach Road. According to Philip Livingston, Philip Smith's great-grandson, Luther P. Smith (also a great-grandson of Philip Smith), moved in to what is now 540 Kingsbury Beach Road after he sold both 625 and 545 across the street in 1946 and 1953, respectively. There is some disagreement about this structure's original use. Nancy Houghton, who began spending summers on Kingsbury Beach Road in 1940, stated that the building was originally a henhouse; Livingston said that 540 "had been the asparagus house—a little seasonal house. They fixed it up. The Hayes boys all grew up in that house, in that little house. . . . This was in the depression." In March 1947 Smith registered a plan that subdivided the 4.2-acre lot and showed the house with an ell to the rear and a porch on the front facade. Weir Road was then called Pit Road. In August that year Smith sold the western lot with the house to Harry

³⁰ Leroy K Houghton, Boston, \$1, to Warren Marston, 15 September 1923, BCD 392:332. About three years later Marston purchased Lot 37, just north of his 1923 purchase, a ten-foot strip of adjacent Lot 13 to the west, and a sixty-foot strip of Lot 36 that Houghton had reserved from his 1923 sale to Marston. Ernest Williams, the original purchaser of Lot 13, had sold it to Marston's wife Gladys in 1924. See Leroy K. Houghton to Warren W. Marston, 3 February 1926, BCD 687:481, and Ernest Williams to Gladys E. Marston, 17 August 1924, BCD 416:120. Nancy Houghton has stated that Marston's mother-in-law was related to Chester William's mother; Houghton interview.

³¹ "Plan of Land in Eastham, Mass. being lots 13, 37 and 38 as shown on a plan recroded at the Barnstable Co. Registry of Deed P.Bk. 15 Pg. 121 as surveyed for Lillian C. Marston . . . Sept. 1960," BCP 159:79.

³² Harold Lier was born in Norway and had emigrated in 1910. In 1942 the Worcester city directory listed him as a wire drawer at Worcester Wire Works. Anna Lier had been born in Finland. In subdivisions further east, Kingsbury Beach Road had a notable number of Auburn- and Worcester-area residents of Scandinavian descent, and it may be that associations Luther B. Smith built during the years he spent in that area had drawn families to Smith's native place for their summer vacations.

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Campbell and Thelma Maude Eatough of Cambridge, Massachusetts, who turned it over five years later to Regina S. Schallis of Irvington, New York.³³ It remains in the Schallis family.

In 1936, Philip M. Smith sold a parcel with 125 feet of frontage of the south side of Kingsbury Beach Road to Leland Kenneth and Marion B. Spink, then of Dedham, Massachusetts. In 1924 Spink, who had been born in Nebraska in 1899, worked for the Tulsa, Oklahoma, branch of the Foxboro Company, which made recording, indicating, and control instruments. In 1928 he transferred to the company's Foxboro, Massachusetts, headquarters, where he became an authority in flow measurement and control. Spink married Marion Thayer, daughter of the mechanical engineer Lester Thayer of Winthrop, in Boston in 1933. The couple had no children. By 1937 the Spinks moved to Foxboro, and they acquired another, larger parcel from Smith that surrounded the .42-acre piece they bought the year before. On that lot, roughly 1.5 acres with 300 feet of frontage, they built a cape-style house in 1937, now 1045 Kingsbury Beach Road. The house must have had a gladioli garden, for raising the flower was, with chess, one of Leland Spink's main avocational interests at his Eastham summer retreat. At least one neighbor states that it was one of the earliest year-round residences on Kingsbury Beach Road.³⁴

In 1940 Leland Spink acquired 9.92 acres surrounding their property from Philip M. Smith ranging from Herring Brook Road on the east to Penny Lane—the western bound of Houghton's subdivision—on the west. Two years after Spink died in 1957, his widow Marion platted a subdivision of fourteen lots on this acreage, a plan that shows her home approximately in the center of a 1.44-acre lot (fig. 3). The plan created two lots east and one lot west of her home on Kingsbury Beach Road and ten lots to the south, and it created a road forty feet wide between those ten lots that connected with Penny Lane. Not labeled on the plan, it is now Leland Road, named for her husband. At 1.44 acres her own lot is the largest, while the others range from about .65 to about .95 acre. About ten months after Marion Spink's death in Eastham in 1981, the property passed to her relative Paul I. Thayer of Wakefield (a nephew or stepbrother), who with his wife Elsie placed 1045 Kingsbury Beach Road in trust in 1996.³⁵

The Spinks also owned property on the north side of Kingsbury Beach Road, a 1.37-acre parcel with what would eventually be Garden Lane on its east boundary (purchased in 1940) and two adjacent parcels west of it (bought in 1942 and 1952), all together about 4.6 acres. The westernmost contained two sizeable bogs.³⁶ None of these lots were built upon by 1971, when Marion Spink sold them to Nelson B. Field of Eastham for thirty thousand dollars. Among

³³ Philip and Harriett Livingston interview; "Plan of Land in Eastham Mass Property of Luther P Smith . . . Mar. 1947," BCP 79:69; Luther P. (wife Frances R) Smith, Eastham, for consideration, grant to Harry Campbell Eatough and Thelma Maude Eatough, 13 August 1947, BCD 676:346; H. Campbell and Thelma M. Eatough, Cambridge MA, to Regina S Schallis, 26 September 1952, BCD 823:248.

³⁴ Spink's biography appears in the *National Cyclopaedia of American Biography* (New York: James T. White and Co., 1965) 47: 298. He was the son of Maynard and Katherine Magee Spink and is shown in the 1900 in their household in South Platte Township, Nebraska; in Iola, Kansas in 1910, where his Michigan-born father was listed as running a cement plant. His parents were listed in the 1930 census in Collinsville, Oklahoma. His father was then retired. On 1045 Kingsbury Beach Road see Philip M. Smith to Leland K. and Marion B. Spink, 6 July 1936, BCD 517:581; Philip M. Smith to Spinks, 26 April 1937, BCD 525:501; Smith to Spinks, 23 Jan 1937, BCD 526:26 (corrects and confirms BCD 517:581); "Plan of Lot in Eastham, Mass. as Surveyed for Philip M. Smith Sept. 1936," BCP 54-67-F2."

³⁵ "Subdivision of Land in Eastham, Mass. Belonging to Marion B. Spink . . . November 1959," BCP 160:5; Paul I. Thayer to Paul I. and Elsie M. Thayer in re: estate of Marion B. Spink Barnstable County Probate Docket No. 62462, 29 July 1982, BCD 3532:136; Paul I. and Elsie M. Thayer to trustees of the Paul I. and Elsie M. Thayer Trust, 16 January 1996, BCD 10014:274.;

³⁶ One Kingsbury Beach Road deed, that of Sarah Smith Livingston to Luther B. Smith, refers to the latter's cranberry bog; Luther B. was Philip M. Smith's father, so it seems at least possible that the bog Livingston's deed cited was one of those shown on Philip Smith's 1947 plan. See Livingston to Smith, 14 February 1900, BCD 241:533, and "Subdivision of Land in Eastham Mass Property of Philip M. Smith . . . Jan. 1947," BCP 80:83.

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numerous restrictions stated in the deed was the stipulation that “no road shall be built into the premises from Kingsbury Beach Road within 250 feet from the home of the Grantor.” That restriction probably accounts for Field’s placement of Bain Road on his 1971 plan: it enters his eleven-lot subdivision from Garden Lane (created in Philip M. Smith’s January 1947 plan), bisects the parcel the Spinks had purchased in 1940, and ends in a cul-de-sac in an area that lies just between the two bogs shown on Smith’s 1947 plan.³⁷

The small cottage at 860 Kingsbury Road was built between October 1940 and December 1942 for Paul D. and Ellen W. Damstrom of Worcester. In 1940 Philip M. Smith, Luther P. Smith’s father, had sold a parcel on the north side of the road a bit east of its intersection with Herring Brook Road to Damstrom, who was a machinist; his parents had both been born in Sweden.³⁸ His wife Ellen Carlberg Damstrom was a stenographer in 1930; her mother had been born in Finland and her father in Sweden. When they sold the lot in 1942 to Alonzo Dumoulin of Taunton, it was conveyed with buildings. Dumoulin, who worked as a silver spinner at Taunton’s renowned flatware manufacturer Reed and Barton, moved to the Kingsbury Beach Road house with his wife Mary sometime after 1953, when he was listed as a Reed and Barton superintendent. He was a metalsmith in the Navy during World War II. Five years after his death in 1982, his widow Mary sold 860 Kingsbury Beach Road to Nancy Figueiredo of Taunton.³⁹

Other than Leroy Houghton’s 1924 subdivision and the few houses within it and along Kingsbury Beach Road that date before World War II, most of the road was subdivided and built upon after 1945. Beginning in 1946 Philip Smith’s grandson Luther Philip M. Smith (1879-1955) and great-grandson Luther Phair Smith (1901-72) began to subdivide and sell the family’s former farm lands.

Luther P. Smith’s first postwar plan of September 1946 was small and was probably registered simply to show the boundaries of the lot of 625 Kingsbury Beach Road, which he conveyed in the same month to Lester and Ruby Haworth (fig. 4).⁴⁰ In January 1947 his father platted a far more ambitious development the eastern boundary of which lay across Kingsbury Beach Road from 625 (fig. 5). This 152-lot plan extended from what is now Weir Road on the east, Boundary Lane on the west, Boreen Road on the north, and Ridge and Kingsbury Beach Road on the south. On the west it abutted Houghton’s and Spink’s land; on the south his own and that of the Eastham Great Pond Trust, and on the north that of James E. Lynch and an 1899, sixty-lot earlier subdivision created by S. S. Higgins that stretched to the south side of Liberty Avenue. Smith’s plan created, from east to west, Smith (now Phillips), Oak (now Phair), Field, Shady, Garden and Boundary Lanes and Valley Road (now Sand Dollar Lane); north to south it platted Boreen, Swift, Grove, and Ridge Roads.⁴¹

³⁷ Marion B. Spink to Nelson B. Field, 15 March 1971, BCD 1502:1057 (corrects and confirms earlier deed of 1 March 1971); “Subdivision Plan of Land in Eastham, Mass. Made for Nelson B. Field . . . March 1971,” BCP 246:5.

³⁸ Neither Luther B. Smith nor his son Philip are listed in the 1920 or 1930 federal censuses in Eastham. The authors have not been able to determine when Philip M. Smith married Mary Ulrich, though he had by 1940, when deeds indicate that he had returned to Eastham.

³⁹ “Plan of Land in Eastham Mass to be Conveyed by Philip M. Smith . . . Aug. 1940,” 90:115 (sheet 2); Philip M. Smith to Paul D. and Ellen W. Damstrom, 5 October 1940, BCD 531:271; Damstroms, Eastham, to Alonzo A Dumoulin, 20 December 1942, BCD 739:377; Mary L. Dumoulin to Nancy Figueiredo, 25 September 1987, BCD 6056:44.

⁴⁰ “Plan of Land in Eastham Mass. To be conveyed by Luther P. Smith . . . September 1946,” BCP 75:49; Smith to Haworths, 27 September 1946, BCD 656:398.

⁴¹ “Subdivision of Land in Eastham Mass Property of Philip M. Smith . . . Jan. 1947,” BCP 80:83; “Plan of House Lots for S. S. Higgins. Eastham Mass. June 20, 1899,” BCP 26:127.

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Philip Smith had already sold ten of the lots facing Kingsbury Beach Road before he platted his 1947 subdivision, including the parcel he conveyed to the Damstroms at 860 Kingsbury Beach Road in 1940. Before 1950, he sold twelve lots on the road to people from the Worcester-Auburn-Shrewsbury area of Massachusetts, where he had been born in 1879 and lived until the end of 1909. Eight of those twelve he conveyed to Swedish-born residents of those towns—Gunnar and Ruth Ekstedt (500 Kingsbury Beach Road), Signe Jernstrom (800 Kingsbury Beach Road), Alex R. and Helen E. Wiberg (815 Kingsbury Beach Road), the Damstroms, Axel and Hannah Nystrom (910 Kingsbury Beach Road), Victor S. and Anna N. Olsen (805-815 Kingsbury Beach Road), Emil C. and Esther C. Anderson (855 Kingsbury Beach Road), and William T. Eld (875 Kingsbury Beach Road). On 4 September 1943, when he conveyed at least four other parcels, Smith deeded one to his second wife Mary's sister-in-law, Lillian May Ulrich, and her daughter Ruth Lillian, who lived at Woodhaven, Long Island. It lay on the south side of the road between the lots of Anderson and Eld.⁴²

At the southeast corner of Kingsbury Beach and Herring Brook Roads is 895 Kingsbury Beach Road, a cottage built about 1947. In 1942, five years before he platted the subdivision, Philip Smith sold the .45-acre corner lot to William R. and Isabel Carr Jones of Worcester. In 1951 the Joneses transferred the parcel to her sister, Doris Carr, who conveyed it to Isabel Jones the same day to hold in trust for the benefit of the Jones's daughter Sharon Ann; the proceeds of renting, leasing, or selling 895 Kingsbury Beach Road were to accrue to Sharon Jones until the trust terminated twelve years later. Though the deeds did not specify it, the 26 May 1951 document creating "Sharon's Trust" indicates that a house stood on the property by that time. In 1990 the Joneses sold the property to its current owners, Robert S. and Jamie Z. Young of Windmere, New York.⁴³

On a slightly smaller lot at the corner of Old Field and Kingsbury Beach Road is 800 Kingsbury Beach Road, a cottage that has been in the same family for sixty-two years. The lot on which the ca. 1947 house sits was one of five that Philip Smith sold on 4 September 1943, this one to Signe E Jernstrom of East Millbury, Massachusetts, just east of Auburn. Born in Massachusetts to Swedish-born parents, Signe Jernstrom's husband was Gustav Jernstrom, born in Sweden and, in 1930, a mechanic at the metal components manufacturer Wyman-Gordon Company in Millbury. In

⁴² See Philip M. Smith to Damstroms; Smith to Wilfred J. and Bertha Perrault, 5 October 1940, BCD 531:269; Smith to Axel G. and Hannah Nystrom, 15 April 1942, BCD 680:184; Smith to William R. and Isabel C. Jones, 3 September 1942, BCD 625:292; Smith to Signe Jernstrom, 4 September 1943, BCD 625:83; Smith to Selma Fiske, 4 September 1943, BCD 614:266; Smith to Lillian May and Ruth Lillian Ulrich, 4 September 1943, BCD 616:382; Smith to Victor S. and Anna N. Olsen, 4 September 1943, BCD 645:421; Smith to Emil C. and Esther E. Anderson, 28 August 1946, BCD 661:435; Smith to Ruby Wright, 10 September 1948, BCD 703:73; Smith to Gunnar and Ruth Ekstedt, 1 August 1950, BCD 760:376. In the 1900 Brooklyn census, Mary Ulrich is shown in the household of the German-born widow Wilhelmina Ulrich, who emigrated in 1866 when she was twenty-two years old. In her household were two grandchildren and eight children, among them Mary, born July 1880, a tablet maker in a drugstore, and William, born December 1878, a drugstore clerk. The 1930 census for Woodhaven, Queens County, New York, shows William Ulrich as a drugstore salesman, age fifty, with his wife Lillian, age thirty-seven, son William Jr. and daughter Ruth, age four. Luther P. Smith may have been in Brooklyn in 1930 working as a clerk for "Edison" and boarding with Edward Jacobson, a second-generation Swedish American grocery clerk. P Smith was born in Worcester in 1879. That Philip M. was in Worcester on 5 November 1909 is indicated in a deed to him from Richard F. Smith (BCD 415:568?). He is listed in the 1910 Eastham census with his first wife Emma Phair Smith, but they must have separated by 1920. She is shown in the 1920 Worcester census in a lodging house with their son Luther P. in that year.

⁴³ Philip M. Smith to William R. and Isabel C. Jones, 3 September 1942, BCD 625:292; William R. and Isabel C. Jones to Doris M. Carr, 14 May 1951, BCD 783:80; Carr to Joneses, 14 May 1951, BCD 783:81; Isabel C. Jones, creation of "Sharon's Trust," 16 May 1951, BCD 783:289; William R. and Isabel C. Jones to Robert S. and Jamie Z. Young, 17 August 1990, BCD 7273:202.

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1963 Signe Jernstrom deeded the property to her two sons Julius and Iver, and four years later Iver Jernstrom deed his title to 800 Kingsbury Beach Road to his brother.⁴⁴

Opposite and slightly east is the hipped-roof bungalow at 795 Kingsbury Beach Road, built for Flora Haviland McGrath of Weymouth in 1952. McGrath bought the .51-acre lot on which the house sits from Philip Smith in August 1947. On 22 August 1947, about two weeks later, her younger brother Albert Edward Haviland bought a slightly smaller lot abutting it on the east from Smith. Haviland does not appear to have built upon 745 Kingsbury Beach Road, and he sold it about eighteen months after his sister sold 795 Kingsbury Beach Road in May 1953. Flora McGrath sold the latter to Theodore and Roma Vautrinot of Quincy, later of Boston, and in 1968 the Vautrinots conveyed it to Henry Marcucella, whose family continues to own it. A. Edward Haviland sold 745 Kingsbury Beach Road to John B. Moran, a chemist from Marlborough, Massachusetts, in 1954. The house remained in the Moran family until 1998, the year after John Moran died; it was then sold to Paul and Suzanne Carlson of Douglas, Massachusetts, current owners of 815 Kingsbury Beach Road.⁴⁵

Between September 1945 and May 1950, in at least seven separate transactions, Nathan A. Nickerson of Eastham sold off the four acres he had acquired on the northeastern end of Kingsbury Beach Road from the heirs of Helen R. Clark in 1937. In September 1946 he sold about half an acre, which became the cottage at 120 Kingsbury Beach Road, to Joseph G. and Marion A. Coffey of New York City. In 1960 Marion Coffey, then a widow living in East Providence, Rhode Island, sold the property to George P. and Lucy E. Smith of West Barrington, Rhode Island. The Eastham assessor's records indicate that a house was on the property by 1947, but deeds make no mention of buildings until 2003. The property changed hands with some frequency until it was sold to Edward J. and Barbara A. Weber of Annandale, Virginia, in 1999, who placed it in trust in 2003.⁴⁶

In May 1949, Nickerson sold what became 50 Kingsbury Beach Road to Kenneth O. and Ardella Turner of Quincy, Massachusetts. In 1930, Turner had been a retail milk salesman with a sixteen-month-old daughter named Edith P.; by 1951 he was a general contractor. On 27 August 1951, he sold the Kingsbury Beach Road property to Roger P. and Edith P. Lindholm, also of Quincy. Roger Lindholm was probably his son-in-law: in the 1930 Quincy census he is listed as the eight-year-old son of John Lindholm, a second-generation Swede who drove a truck for a news company. It seems likely that Turner built the 50 Kingsbury Beach Road house for his daughter Edith and his son-in-law, and it

⁴⁴ Philip M. Smith to Signe E. Jernstrom, 4 September 1943, BCD 1205:339; Signe E. Jernstrom to Iver and Julius Jernstrom, 7 June 1963, BCD 1205:339; Iver O. W. Jernstrom to Julius G. A. Jernstrom and Vangelina V. Jernstrom, 4 February 1967, BCD 1357:763.

⁴⁵ Albert E. Haviland, sometimes shown as A. E., Edward, or A. Edward (the latter in deeds), is listed in the 1910 Weymouth census at age 8 with his sister Flora, age 17, in his father John Haviland's household. The elder Haviland was a shipyard blacksmith; by 1920, still in Weymouth, he was a watchman at a box factory, and Flora, then 26, was a stenographer. A. E. Haviland, born 27 June 1901, died at Weymouth on 30 July 1991 according to the Massachusetts Death Index. On 795 Kingsbury Beach Road see Philip M. Smith to Flora Haviland McGrath, 9 August 1947, BCD 676:510; Flora McGrath to Theodore A. and Roma G. Vautrinot, 23 May 1953, BCD 842:428; and Vautrinots to Henry and Jayne B. Marcucella, 22 November 1968, BCD 1420:391. On 745 Kingsbury Beach Road see Philip M. Smith to A. Edward and Theresa Haviland, 22 August 1947, BCD 678:536; Havilands to John B. Moran, 4 December 1954, BCD 892:592; George J. Moran et al. to Paul H. and Suzanne C. Carlson, 8 October 1998, BCD 11771:126.

⁴⁶ Nathan A. Nickerson to Laura Cronin, 11 September 1945, BCD 633:226; Nickerson to Mildred Bryant, 28 October 1946, BCD 658:190; Nickerson to Alice M. Wiles, 18 December 1946, BCD 662:284; Nickerson to Kenneth O. Turner, 17 May 1949, BCD 720:178; Nickerson to Raymond J. Chandler, 18 May 1949, BCD 1740:218; Nickerson to Alexander Hogg 4 May 1950, BCD 749:506. On 1920 Kingsbury Beach Road, see Nickerson to Joseph S. and Marion A. Coffey, 14 September 1946, BCD 655:45; Marion A. Coffey to George P. and Lucy E. Smith, 18 November 1960, BCD 1098:191; Anna A. Mayer to Barbara A. and Edward J. Weber, Annandale, VA, 18 August 1999, BCD 12642:240.

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was certainly there by May 1955, when it was depicted in *Cosmopolitan* Magazine. The article, titled “New Settlers in the Narrow Land,” featured the Lindholms among several new families on Cape Cod: two photographs were included on the Lindholms’s page, one of them raking pine needles in front of their house (now, somewhat altered, called “Manyana”), the other of the two swinging their son Ricky between them on their way back from gunning. “Roger Lindholm was teaching photography courses at Boston University when he heard a cousin remark that there weren’t enough barbers on Cape Cod. He promptly enrolled in barber college, and now has his own shop in Orleans, midway down the Cape,” the caption read, and it quoted Roger Lindholm to state, “We live at our own pace, not somebody else’s. . . . When the tide is right, we go clamming. And every week I freeze a quart of oysters. It doesn’t cost a cent to live like a gourmet here.” Roger Lindholm died 8 July 1991, Edith 7 December 2004.⁴⁷

In 1959 and 1960, Kenneth and Ardella Turner purchased three lots across Kingsbury Beach Road in a twenty-five-lot subdivision platted by Eric and Marie Armour Thorson of Clifton, New Jersey, in 1957 (fig. 6). The Thorsons had purchased the 16.7 acres from which this subdivision was carved just a year earlier from Ida May Ellison of Eastham and Ethelyn Graham Knowles of Pawtucket, Rhode Island, the daughters and only heirs of Franklin Ellison of Eastham. Ellison had himself received it from the children of farmer Benjamin Higgins in 1891. The Turners were apparently the first to buy, in March 1959, and by December 1963 the Thorsons had sold every lot, and houses were built on nearly all of them. The plan also created Armour Drive which ran south from Kingsbury Beach Road and then curved west to connect with Great Pond Road.⁴⁸

In July 1949, another subdivision was platted on the north side of Kingsbury Beach Road just west of its intersection with Great Pond Road (fig. 7) by Earl M. Burgess, who had been a produce dealer and shipper in Providence in 1930. Four years earlier Burgess has purchased 4.5 acres from Olive T. Smith, the widow of Richard F. Smith (1873-1942), and his 1949 plan subdivided that acreage into six lots. The largest, 2.1 acres, bordered the land of Luther P. Smith on the west; the smallest, 23,000 square feet, bordered Great Pond Road on the east.

On 1 December 1949, five months after Burgess registered his plan, he sold Lots 3, 4, and 5 of the subdivision to Everett E. and Marion A. Derby of Leominster, Massachusetts. In 1930 Derby was listed as a farm operator in Leominster with two children, Marilyn and Gladys. The cottage at 350 Kingsbury Beach Road was probably built shortly after 1949, though assessor’s records list it as having been built in 1940. Everett Derby died in November 1955, and his widow passed the Eastham property to her daughters Marilyn D. Crary and Gladys Falconer, who died in 1999. Marilyn D. Crary now holds an undivided half-interest in 320, 350, and 370 Kingsbury Beach Road, and Falconer’s four children each hold an undivided eighth-interest in the three lots with their buildings.⁴⁹ In May 1950 the Burgesses sold Lot 2 to William A. and Avis M. Devolve of Providence. William Devolve, who had been a mill weaver in 1930, was sixty years old in 1950. The assessor’s office dates this cottage at 400 Kingsbury Beach Road, called “Sand Bar,” to about 1949, which would indicate that the Burgesses had the cottage built after they bought the property from Olive Smith in 1945. Neither Burgess’s 1949 plan nor any of the deeds related to the lots in the

⁴⁷ Nathan A. Nickerson, Eastham, to Kenneth O. Turner, 13 May 1949, BCD 720:178; Kenneth O. Turner et ux to Roger P. and Edith P. Lindholm, 27 August 1951, BCD 791:476, and Ad Clark, “Settlers in the Narrow Land,” *Cosmopolitan* Magazine, May 1955. The author ran across a photocopy of this article in the Ralph Chase Collection, Eastham Archives. Roger Lindholm’s date of death is from the Massachusetts Death Index, his wife’s from the Social Security Death Index.

⁴⁸ “Subdivision of Land in Eastham Mass. as Surveyed for Eric Thorson and Marie Armour Thorson . . . July 1957,” BCP 137:121. On the Benjamin Higgins-Ellison transactions, see note 3.

⁴⁹ Olive T. Smith to Earl M. and Viola M. Burgess, 23 October 1945, BCD 636:292; Earl M. and Viola B. Burgess to Everett E. and Marion A. Derby, 1 December 1949, BCD 736:352; Affidavit of Marilyn D. Crary, 25 November 2002, BCD 15996:101; Marilyn D. Crary et al. to Marilyn D. Crary, 25 November 2002, BCD 15996:103.

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subdivision, though, indicate the presence of buildings. The property at 400 Kingsbury changed hands fairly frequently until 1978, when current owners Thomas and Mary Williams of Yonkers, New York, bought it.⁵⁰

Philip M. Smith and his son Luther P. created one more subdivision on their land; it was actually registered in April 1956, the year after Philip Smith died (fig. 8). Slightly south of Kingsbury Beach Road, it extended southward the subdivision Philip Smith had created in 1947 into a 15.9-acre area he had outlined on that plan: that latter parcel appears to have been the southwestern extent of the land Philip Smith owned, at least in the Kingsbury Beach Road area. On the south and west were the lands of the Eastham Great Pond Trust (later Wiley Park); on the southeast was the property of Philip Smith's aunt, Sarah P. Livingston, and directly east was the homestead property of his grandfather, Captain Philip Smith, now 625 Kingsbury Beach Road. The plan created Beehive Road separating the subdivision from that last property (Beehive Road was later extended south along an existing right-of-way to Great Pond), extended Oak Lane (now Luther's Lane) south and then west to end in its current-day cul-de-sac, and created Phair Road (Luther's middle name and his mother's maiden name) running south from Ridge Road to Oak Lane. Ridge Road had been created in Smith's 1947 plan.⁵¹

Between the end of World War II and 1963, Leroy K. Houghton sold sixty-seven lots and parts of seven others in his 1924 subdivision bordering Cape Cod Bay.

On the west side of I-De-Ho Lane, across from the house Leroy Houghton first spent his summers in, are three cottages at 25 I-De-Ho Lane. Once called Budd's Cottages, they were part of an group of about six or seven probably built between the fall of 1949 and mid-November 1950. At that time C. Eugene and Elizabeth H. Budd of Wethersfield, Connecticut, bought the lot and six others around it—in other words, the entire block (save one lot) running north of Kingsbury Beach Road and between Longstreet and I-De-Ho Lanes. According to deeds, three of these lots already had structures on them at the time of the purchase—63, facing Longstreet Lane (also built between the fall of 1949 and November 1950); 69, which is now 25 I-De-Ho Lane, and 61, which is 1130 Kingsbury Beach Road (built in 1945). Six of them were the ones Houghton had originally sold to Anna H. Lier in 1943; the Budds acquired two from Lier herself and the others from two persons to whom she had earlier sold the other four lots. The final parcel, Lot 63, had come from Houghton's sale in 1927 to George D. B. Coles, who sold it undeveloped in 1949 to Harold Horton of West Bridgewater.⁵² The properties at 26 Longstreet Lane and 1130 Kingsbury Beach Road were probably part of Budd's Cottages. Anna Lier sold Houghton's Lot 61, which became 1130 Longstreet Lane, to Howard and Iris Walker in June 1949. When they sold it and Lot 62 (later 26 Longstreet Lane) to Charles and Meredith Hollis nine months later, the deed indicated that both lots had buildings on them. The Hollises sold both lots to the Budds in November 1950, ten months after their purchase. Taken together with the deed for Lot 69 from the Walkers, these deeds suggest that Howard and Iris Walker built or arranged to build the cottages, perhaps for the

⁵⁰ Smith to Burgess, BCD 636:292; Burgess to Devolve, 1 May 1950, BCD 752:158; Joseph L. Hawkes et al. to Thomas F & Martha M Williams, 9 June 1978, BCD 2724:100.

⁵¹ "Subdivision of Land in Eastham, Mass. Made for Luther P. Smith & Philip M. Smith . . . Apr. 1956," BCP 131:1.

⁵² Houghton to George D. B. Coles, 5 January 1927, BCD 441:557; George D. B. Coles, Orleans, to Harold M. Horton, 22 October 1949, BCD 732:461; Harold M Horton to C. Eugene and Elizabeth H. Budd (specifies buildings), 22 November 1950, BCD 770:32; Houghton to Anna H. Lier, 21 October 1943, BCD 607:373; Anna H. Lier to Howard N. and Iris A. Walker, 2 June 1949, BCD 722:151, and 20 August 1949, BCD 747:511; Walkers to Budds, 24 November 1950, BCD 770:31; Anna H. Lier to Budds, 24 October 1950, BCD 770:30; Charles H. and Meredith A. Hollis, husband and wife, Eastham, to Budds, 24 November 1950, BCD 770:33.

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Budds. Nancy Houghton noted that Howard Walker was a well-known Eastham carpenter and remembered him working in the neighborhood; he probably built Budd's Cottages, she said.⁵³

Across from Budd's Cottages, north of the house at 24 I-De-Ho Lane where Leroy Houghton summered until about 1947, was a group of houses owned by people from Wayland, including Houghton's son and daughter-in-law. In 1947, when Houghton was living at least part of the year in St. Petersburg, Florida, he sold back-to-back lots on the lane to Donald K. Ide of Wayland, son of the physician Philip S. Ide. At 28 I-De-Ho Lane Ide built a cottage on a bluff above the road out of materials from a house razed in 1954-55 for the Massachusetts Turnpike, which ran through a small section of the southwestern part of that town near its border with Natick. The assessor's office dates the house to 1958. In 1979 he passed the property on to his daughters, Judith H. Ide of Wayland and Audrey A. Spalding of Amherst, New Hampshire, who own it today.⁵⁴

Just south of 28 I-De-Ho Lane, between Houghton's summer house and Ide's, was the cottage of Donald Ide's brother Malcolm Ide at 26 I-De-Ho Lane. Houghton deeded the two lots next to Donald Ide's to Malcolm in 1955, and this branch of the family built upon the parcel two years later. By 1973 the family had moved to Orleans and sold the Eastham property to William J. Hardy of Hillsdale, Massachusetts, whose family still owns it. Hardy came to the Kingsbury Beach area and rented before he purchased the I-De-Ho Lane property, according to Nancy Houghton. "Bill Hardy would come for his two weeks, rent places, you know," she said. "When he bought the Ide house, he'd come when he could. But it could be weekends, it could be anytime. But he always kept it. And then he added onto it, and he added a lot onto it, and built the lighthouse [on the lot]."⁵⁵

In 1950 Houghton deeded four lots north of Donald K. Ide to his son, Leroy Houghton Jr., and his daughter-in-law, Nancy Wentworth Houghton, then living in Needham, Massachusetts. Like Houghton and his wife Ethelyn, the two had met in Wayland where Houghton Jr. had, like his father, secured his first teaching job. When they first came to Eastham for their honeymoon in 1940, they stayed in their father-in-law's summer place at 24 I-De-Ho Lane, but for most summers afterward they stayed at Hattie Williams's house, 1145 Kingsbury Beach Road. In 1956 Leroy and Nancy Houghton built 32 I-De-Ho Lane—at first a camp, meaning it was not winterized—and owned the house next north, 34 I-De-Ho Lane, as well. After Leroy Houghton Jr. retired in the 1980s, the Houghtons lived at 34 I-De-Ho Lane, and after his death in 1990, the camp at 32 I-De-Ho was raised up and converted for year-round occupancy. Nancy Houghton and her family have continued to live there.⁵⁶

⁵³ In 1970, Curtis Budd's former wife Elizabeth DeWees sold 26 Longstreet Lane to Chester L. Coy of Wethersfield, CT, whose heirs currently own it; see Elizabeth H. Dewees to Chester L. and Stacia P. Coy, 19 November 1970, BCD 1493:249. In 1969 Dewees sold 1130 Kingsbury Beach Road to William McCulla of Largo, FL, who in 1975 sold it to its current owner, James F. Hunt. See Dewees to William L. McCulla, 10 October 1969, BCD 1450:1109 William L. and Dorothy S. McCulla to James F. and Grace C. Hunt, BCD 2227:6. See also Houghton interview.

⁵⁴ Leroy K. Houghton to Donald K. and Dorothy L. Ide, 4 August 1947, BCD 756:363; Donald K. Ide to Judith H. Ide and Audrey A. Spaulding, 26 February 1979, BCD 2940:226. Robert Bliss, Massachusetts Turnpike Authority, telephone interviews with Kathryn Grover, 29 April and 10 May 2005, stated that the turnpike passes in and out of Wayland along its border with Natick and is roughly on the path of Route 30. Very few houses were taken for the highway, most of them five- or six-room cape-style houses in a "fairly new" subdivision. Construction of the Massachusetts Turnpike began 24 January 1955 at the New York border and ended 15 May 1957 at Route 128 in Weston/Newton. See <http://www.massturnpike.com/aboutus/history.html>.

⁵⁵ Leroy K. Houghton to Malcolm Lyon Ide Jr., 11 February 1955, BCD 969:137; Ide et ux to Wm Hardy, 17 July 1973, BCD 1909:55.

⁵⁶ Leroy K. Houghton to Leroy K. and Nancy J. Houghton, 26 July 1950, BCD 762:182; Houghton Sr. to Leroy K. Houghton Jr. and Nancy J. Houghton, 9 June 1955, BCD 945:227; Houghton interview.

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According to Nancy Houghton, she and her husband, the Ides, and, indirectly, Cab Calloway are responsible for the name I-De-Ho Lane. For a time in the 1950s, the Ides and the Houghtons were the only residents of this private lane, and Cab Calloway's song "Mr. Hi-De-Ho" (1930-31) and, in particular, the musical *Hi-De-Ho* (1947), inspired the two families to name the street I-De-Ho Lane.

An older group of five cottages is sited on the west side of Penney Lane, the southeastern bound of Houghton's subdivision: all of them were built between 1945 and 1950. Between mid-April 1946 and mid-April 1947, Harold G. and Ada G. Penney of Worcester, Massachusetts, bought all ten lots on what became Penney Lane and eight of the ten west of them that front on what is now Fisher Road. In 1930, the Penneys lived in Ashland, and Harold Penney had been an electrical appliance salesman. They would appear to be responsible for having built all of the cottages on the lane. The first seems to have been 4 Penney Lane, probably built in 1945 shortly after the Penneys' second purchase of land from Houghton. Their first, on 14 April 1946, was of Lot 89, facing Fisher Road; their second, on 26 April, was of Lots 102, 103, and 104, which ranged from Kingsbury Beach Road southward along Penney Lane. The cottage at 4 Penney Lane was built on Lot 104, which was adjacent to Lot 89, and was probably built soon after these two purchases. In 1963 Harold and Ada Penney conveyed 4 Penney Lane and Lot 105 south of it to their son Richard and his wife Elizabeth; in 1979 Barbara and Gene K. Keegan of Amherst, Massachusetts, purchased the cottage and Lot 104.⁵⁷ Six Penney Lane, just south of this cottage, was built on Lot 105, which the Penneys acquired from Houghton on 26 May 1946. In 1982 The Penneys' son Richard transferred this lot to Edward H. Macomber of Hillsdale, Massachusetts, who conveyed it and the cottage to its current owner, John J. Seliga, in 1982.⁵⁸

At the end of the lane are three cottages with stylistic similarities in a seeming complex. The Penneys bought the four lots on which they are sited on 14 April 1947, fully ten months after having bought all of their other lots from Houghton. These three cottages now bear names—"Alice Wentworth" at 10 Penney Lane and "Helen Harding" and "Emily M" at 12 Penney Lane. Assessor's records assign a construction date of 1944 to the latter two cottages and 1949 to "Alice Wentworth," though Houghton's deed offers no indication of a building on the site at the time of the Penneys' purchase. In 1962 Harold and Ada Penney deeded the property with its buildings to their son Richard, who sold the parcels on which the cottages sit separately in 1968 and 1971. In 1985 Donald B. Wentworth of South Orleans, the current owner, purchased both of these lots (110 and 111 on Houghton's 1924 plan) with the cottages.⁵⁹

Two or possibly three larger groups of cottages exist within the Houghton subdivision on Cape Cod Bay, north of Kingsbury Beach Road. One small one may have been operated by Theodore W. and Ingrid K. Seaman, to whom Houghton deed a group of six lots (18-20 on the bay and 30-32 adjacent to them on Longstreet Lane) in 1948. The Seamans were residents of North Eastham at the time; they also were living in town when they bought an acre in the Thumpertown area to the north in 1946. In 1930 Theodore Seaman lived in Boston; his father Albert, who had emigrated from Canada in 1879, was a machinist; his mother Hilda had been born in Sweden. The cottage on the

⁵⁷ Leroy K. Houghton to Harold G. and Ada G. Penney, 22 May 1946, BCD 652:281; Edward H. and Donna P. Macomber to John J. Seliga, 28 April 1982, BCD 3474:118.

⁵⁸ Leroy K. Houghton to Harold G. and Ada G. Penney, 24 April 1946, BCD 652:280; Houghton to Penneys, 26 April 1946, BCD 655:296; Penneys to Richard H. and Elizabeth J. Penney, 15 May 1963, BCD 1203:131; Nancy J. to Gene K and Barbara Keegan, 16 May 1979, BCD 2929:201.

⁵⁹ Leroy K. Houghton to Harold G. and Ada G. Penney, 14 April 1947, BCD 669:385; Penneys to Richard H. and Elizabeth J. Penney, 26 October 1962, BCD 1185:8; Patricia Kelly Gilligan, to Donald B Wentworth, 30 January 1985, BCD 4420:97.

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Seamans' property, at 43 Longstreet Lane, was built before February 1960, when it is shown on a land plan with that date; on 29 February that year, as part of a Land Court settlement the Seamans were also deeded a parcel to the north with two cottages on it, both with porches facing the bay.⁶⁰

When Houghton conveyed the six parcels to Theodore and Ingrid Seaman, a loosely defined parcel was added beyond the northernmost lots that extended the property to the boundary of the land of Helen Timson. The Timson land was a conveyance with somewhat vague boundaries and provenance questionable even, it seems, to Leroy Houghton. In August 1925 Houghton sold John E. Timson, a publishing house sales representative from Wellesley Hills, Massachusetts, ten acres of land beginning at the high water mark on Cape Cod Bay and running 716 feet east "by the land supposed to be the grantor's property" to the land belonging to Luther B. Smith's heirs. The parcel line then ran 600 feet south along Smith family lands and 700 feet back west along Houghton's land. Houghton also conveyed to the Timsons a second, 1.5-acre parcel north of the first "if by the records of ownership said piece belongs to the grantor." These two parcels remained in the Timson family until 1951 when John Timson's daughter Helen sold them to John S. Ahern and Richard W. Bishop, who were both then living in Medford. By this time buildings existed on the property, and the tentative language Houghton had used in his deeds was repeated in this one.⁶¹

North of the six-plus parcels Houghton deeded to the Seamans in 1948, the title to Longstreet Lane properties is complicated by a land court petition filed sometime prior to 21 March 1960. On that date Ahern, of Winchester, Massachusetts, and Bishop, of Medford, who were partners in a Medford law practice, ceded to Houghton and his heirs all claim they had asserted in Land Court to land running east from a thirty-foot-wide private way (now the northern end of Longstreet Lane) "as extended" and south of a line running diagonally southwest 451.7 feet from Boundary Lane to the northern end of this private way. That line and the way are shown on a plan submitted with the land court petition, as is the land Houghton owned south of the line, the land to which the petition laid claim. The settlement also involved partitioning off a .38-acre, bayside parcel with two cottages on it to Theodore and Ingrid Seaman. The title was thus apparently cleared north of the diagonal for Ahern and Bishop, who had bought the land from Bishop in 1951. By 1960, before Longstreet Lane was itself extended beyond Theodore Seaman's property at 43 Longstreet Lane, Bishop and Ahern had had built twelve L-shaped cottages and what may be two outhouses on the bay side of this substantial tract between the top of the bank at Cape Cod Bay, Boundary Lane on the east, and Boreen Road and other land of Ahern on the north. The four cottages built along the bank roughly in a row on the southern end of the property, have both a front and back stoop and may have been built slightly earlier (about 1952) than the eight further north, which have only a front stoop and are arranged in two rows; these were probably built about 1954. These cottages are sited on what is now 45, 47, and 49 Longstreet Lane. It seems clear from two easements Ahern and Bishop secured from the Seamans two years before they formally purchased the land that they envisioned such a colony. One was a right-of-way for foot and vehicle traffic over a roadway "as laid out or to be laid out" and for cars to park on that road or "parking area as laid out"; the second was to use, put up, and maintain a pole and wires for electricity.⁶²

⁶⁰ Leroy K Houghton to Theodore W. and Ingrid K. Seaman, 1 November 1948, BCD 707:417; John S. Ahern and Richard W. Bishop to Theodore W. and Ingrid K. Seaman, 29 February 1960, BCD 1072:421; "Plan of Land in Eastham . . . February 1960," Barnstable County Land Court Plan 28083-A. Theodore W. Seaman died 25 November 2004 in North Eastham; see the Social Security Death Index.

⁶¹ "Plan of Land in Eastham . . . February 1960," Barnstable County Land Court Plan 28083-B; Leroy K. Houghton to John E. Timson, 21 August 1925, BCD 416:225; Helen Eaton Timson to John S. Ahern and Richard W. Bishop, 7 March 1951, BCD 778:110; John S. Ahern to Leroy K. Houghton, 21 March 1960, BCD 1072:430

⁶² "Plan of Land in Eastham . . . February 1960," Land Court Plan 28083-A; Theodore and Ingrid Seaman, easement to Richard W. Bishop and John S. Ahern, 1 March 1949, BCD 718:599.

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In 1969, Bishop and Ahern subdivided the large lot north of the line separating Leroy Houghton's land from theirs, which, but for the twelve cabins near the bay, had remained undeveloped. They extended north what is now Longstreet Lane (called Bayberry Avenue on their subdivision plan) and terminated it in a cul-de-sac at the land of Harry Taylor, which lay on the south side of Liberty Avenue. Extending in a northeasterly direction, essentially parallel with the boundary line between Houghton's and their land, a new street named (then as now) Cranberry Circle ran from Longstreet Lane and then curved north to run parallel with Boundary Lane. It too ended in a cul-de-sac. The subdivision features sixteen lots, four of them on the bay side; on three of those four sat the twelve cabins. The presumably older cabins were divided two to a lot and are now 45 Longstreet Lane (Lot 16, owned by Richard W. Bishop's son Richard L. Bishop), and 47 Longstreet Lane (Lot 17), owned by Richard W. and Ida F. Bishop in trust. Lot 14 is now 49 Longstreet Lane. Called Kingsbury Shore Cottages, the eight cottages are owned by eight parties, each with a one-eighth undivided interest.⁶³

⁶³ See "Subdivision Plan of Land in Eastham . . . June 1969," Land Court Plan 28083-B Filed with Certificate of Title 25447.

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☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form*

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PHOTOGRAPHS (Credit: Larson Fisher Associates, 2005)



625 Kingsbury Beach Road



425 Kingsbury Beach Road

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545 Kingsbury Beach Road



505 Kingsbury Beach Road

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1145 Kingsbury Beach Road



30 Longstreet Lane

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24 I-De-Ho Lane



1150 Kingsbury Beach Road

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540 Kingsbury Beach Road



1045 Kingsbury Beach Road

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25 I-De-Ho Lane (cabins) & 26 Longstreet Lane



4 Fisher Road

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9 Fisher Road



43 Longstreet Lane

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Example of Kingsbury Shore Cottages



4 Penny Lane

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Cabins at 10 & 12 Penny Lane



120 Kingsbury Beach Road

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895 Kingsbury Beach Road



730 & 750 Kingsbury Beach Road, r. to l.

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Cape on southeast corner Kingsbury Beach & Great Pond roads



225 Kingsbury Beach Road

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185 Kingsbury Beach Road

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Community Property Address
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Neil Larson (Larson Fisher Associates, Woodstock NY)
The criteria that are checked in the above sections must be justified here.

Two historic districts have been identified within the survey area.

I. Kingsbury Beach Historic District

The Kingsbury Beach Historic District is significant as a distinctive and early example of a subdivision planned for the development of vacation cottages along Cape Cod Bay in the Town of Eastham. The 50 by 100-foot lots were platted along an extension of Kingsbury Beach Road and on five intersecting streets – Longstreet Lane, Nycoma Way, I-DE-HO Lane, Fisher Road, and Penny Lane – by Leroy K. Houghton in 1924. Houghton, who had married into the Smith family of farmers who owned all the land between Great Pond and the bay, obtained the 39-acre tract from his mother-in-law's father, Richard W. Smith, a year before. In typical local fashion, house construction was initiated by Houghton kin and acquaintances. Houghton's mother-in-law, Hattie C. Williams built one of the first houses – a simplified Craftsman-style bungalow with wood shingle siding – on the bay (1145 Kingsbury Beach Rd.). Across the street and also facing the bay, the Houghton family physician from Wayland, Mass. followed suit. Soon other Wayland neighbors obtained lots in the tract and erected summer cottages, some using all or parts of houses found in the town and elsewhere.

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MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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Physical conditions are generally defined by a wooded setting (which has become more prominent over the years), unimproved, narrow dirt roads (which are better characterized as vehicle paths), small building lots and buildings that are small in plan and low in height, and a rustic architecture reflecting the seasonal recreational use. The houses were economical in their cost and finishes and, like most affordable housing of the period, were enlarged and adapted in gradual and casual ways by their owners. One particularly significant characteristic of the district are the four instances where cabin colonies occupy parts of the plan. Two are nestled in the dunes at the edge of the bay on the west side of Longstreet Lane, while the others are located on I-DE-HO and Penny lanes. These small rental units dating from the 1940s and 1950s illustrate the short-term, low-cost alternative for the thousands of families who visit the resort each year for a week or two at a time. Some have been made into private residences. There are a few examples of context-sensitive new construction that provide good models of effective design and/or design review.

This is a notable and historic road in the town appearing in the early 19th century to connect a Methodist campground on Herring Brook Road with a ferry landing on the bay. Nothing remains from that era except for a farmhouse located near the campground, which is clearly an eligible property. The rest of the historic resources have construction dates that range from c. 1910 when vacation cottages began to appear and c. 1965 or the end of the historic period. There are a number of intact representative examples of cottage architecture along the Campground Road that appear to be eligible within that local theme (see list below), yet it is difficult to visualize a historic district because of the amount of non-historic in-fill. However, there is historic district potential at the western shoreline where three subdivisions were registered between 1912 and 1915. Houses have been built here from 1912 to the present, but with only a few exceptions, the scale, design, and pattern of this cottage development is distinctive and significant in the town.

COMPONENT PROPERTIES

<i>MHC No.</i>	<i>Street Address</i>
381	1 Fisher Rd
382	2 Fisher Rd
	4 Fisher Rd
383	5 Fisher Rd

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	6	Fisher Rd
	9	Fisher Rd
384	10	Fisher Rd
	12	Fisher Rd
385	15	Fisher Rd

KINGSBURY BEACH HISTORIC DISTRICT (cont.)

<i>MHC No.</i>		<i>Street Address</i>
386	16	Fisher Rd
387	18	Fisher Rd
389	23	I De Ho Ln
390	24	I De Ho Ln
391	25	I De Ho Ln
392	25	I De Ho Ln
394	25	I De Ho Ln
395	26	I De Ho Ln
396	28	I De Ho Ln
397	30	I De Ho Ln
398	32	I De Ho Ln
	34	I De Ho Ln
	35	I De Ho Ln
	36	I De Ho Ln

432	1085 Kingsbury Beach Rd
433	1105 Kingsbury Beach Rd
434	1125 Kingsbury Beach Rd
435	1130 Kingsbury Beach Rd
436	1145 Kingsbury Beach Rd
437	1150 Kingsbury Beach Rd

438	26	Longstreet Ln
439	27	Longstreet Ln
440	29	Longstreet Ln
441	30	Longstreet Ln
	31	Longstreet Ln
	32	Longstreet Ln
442	33	Longstreet Ln
	36	Longstreet Ln
	40	Longstreet Ln
	42	Longstreet Ln
443	43	Longstreet Ln

KINGSBURY BEACH HISTORIC DISTRICT (cont.)

<i>MHC No.</i>		<i>Street Address</i>
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444	43	Longstreet Ln
445	43	Longstreet Ln
446	43	Longstreet Ln
447	43	Longstreet Ln
448	43	Longstreet Ln
449	43	Longstreet Ln
450	43	Longstreet Ln
451	43	Longstreet Ln
452	43	Longstreet Ln
453	45	Longstreet Ln
454	45	Longstreet Ln
455	47	Longstreet Ln
456	49	Longstreet Ln
457	49	Longstreet Ln
458	49	Longstreet Ln

459	49	Longstreet Ln
460	49	Longstreet Ln
461	49	Longstreet Ln
462	49	Longstreet Ln
463	49	Longstreet Ln

464	1	Nycoma Way
	2	Nycoma Way
465	5	Nycoma Way
466	6	Nycoma Way
	7	Nycoma Way
	10	Nycoma Way
	11	Nycoma Way
467	12	Nycoma Way
468	13	Nycoma Way
469	14	Nycoma Way
	16	Nycoma Way
470	17	Nycoma Way

KINGSBURY BEACH HISTORIC DISTRICT (cont.)

MHC No. Street Address

	18	Nycoma Way
471	4	Penny Ln
472	6	Penny Ln
473	8	Penny Ln
474	10	Penny Ln
475 - 476	12	Penny Ln
	4	Roy's Ln

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477 6 Roys Ln

II. Kingsbury Beach Road – Great Pond Historic District

The Kingsbury Beach Road – Great Pond Historic District has three 19th-century dwellings at the head of Great Pond associated with the Smith family of farmers and land speculators at its center. These are significant properties that have been otherwise overlooked in the survey and assessment of Eastham's early architecture. Historic maps indicate that the route of what is now known as Kingsbury Beach Road was located north of the present lots facing the north side of the road and the Smith houses at the north end of Great Pond had more spacious settings.

The easternmost house in the group (425 Kingsbury Beach Road) was built by Richard F. Smith in 1853. His family had farmed most of the land between Great Pond and Cape Cod Bay for generations. The 1 ½-story, Greek Revival-style dwelling was the family homestead and the center of their farm into the 20th century. A similar and older house is located farther west at 625 Kingsbury Beach Road. It was built c. 1840 by Philip Smith, who though not directly related to Richard F. Smith had married his sister and established his homestead and 39-acre farm with a barn and asparagus house. Around 1872 Richard F. Smith, Jr. built a Gothic Revival-style house in between the two homesteads at 545 Kingsbury Beach Road to take advantage of the scenic setting of Great Pond. These distinctive buildings are historically and architecturally significant in the 19th-century history of the town.

Later in the 19th century, Great Pond became a focal point in water fowl hunting that was the first stage of the development of tourism in Eastham. Hunters made forays into the town during the spring and autumn migrations of ducks and geese. Boston artist Dwight Blaney purchased the Richard F. Smith Jr. House (545 Kingsbury Beach Road) in 1897. He was one of a number of avid hunters who established hunting camps on Great Pond. (See MHC Building Form # 214-215, Great Pond Camp, 55 Clark's Point Rd.)

As summer tourism increased with improvements to the Cape Cod Highway and increased automobile usage after the First World War (and local incomes from agriculture and fishing declined), the Smiths began to capitalize on real estate speculation. Richard F. Smith's and Philip Smith's heirs gradually created residential subdivisions on the north and south sides of

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Kingsbury Beach Road between Great Pond and Cape Cod Bay. The homesteads were preserved on reduced parcels on the north end of the pond. Lots for summer cottages were created on the north side of a rerouted Kingsbury Beach Road in the 1940s. Philip Smith's asparagus shop was reputedly moved across the road and made into a cottage (540 Kingsbury Beach Road). Other cottages in the district are characteristic of this period, that is they were economical in their construction and finishes and, like most affordable housing of the period, have been enlarged and adapted in gradual and casual ways by their owners.

COMPONENT PROPERTIES

<i>MHC No.</i>	<i>Street Address</i>	
407	350 Kingsbury Beach Rd	1940
	365 Kingsbury Beach Rd	1987
408	400 Kingsbury Beach Rd	1949
409	425 Kingsbury Beach Rd	1853
410	430 Kingsbury Beach Rd	1950
	440 Kingsbury Beach Rd	1995
	445 Kingsbury Beach Rd	1965
411	450 Kingsbury Beach Rd	1946
412	455 Kingsbury Beach Rd	1929
413	500 Kingsbury Beach Rd	1950
	505 Kingsbury Beach Rd	2001
414	540 Kingsbury Beach Rd	1940
415	545 Kingsbury Beach Rd	1872
416	625 Kingsbury Beach Rd	1850

(The rest of the Great Pond shoreline should be evaluated to determine if a larger historic district or theme is possible.)